

STATEMENT OF INFORMATION

6 SALTBUSH STREET, JACKASS FLAT, VIC 3556

PREPARED BY LAHNI STEPHENSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 SALTBUSH STREET, JACKASS FLAT,

 -  -  -

Indicative Selling Price

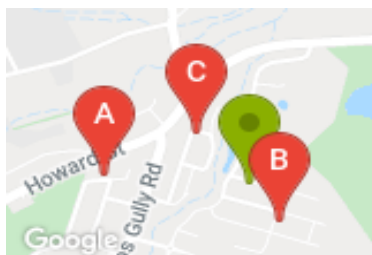
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$325000 to \$339000

Provided by: Lahni Stephenson, Professionals Bendigo

MEDIAN SALE PRICE



JACKASS FLAT, VIC, 3556

Suburb Median Sale Price (Vacant Land)

\$136,000

01 October 2018 to 30 September 2019

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



75 KINGSTON DR, EAGLEHAWK, VIC 3556

 4  2  2

Sale Price

\$328,500

Sale Date: 12/11/2018

Distance from Property: 487m



OAKWOOD AVE, JACKASS FLAT, VIC 3556

 4  2  2

Sale Price

\$330,000

Sale Date: 27/11/2018

Distance from Property: 161m



32 PAMELA AVE, JACKASS FLAT, VIC 3556

 4  2  2

Sale Price

\$335,000

Sale Date: 24/01/2019

Distance from Property: 258m



This report has been compiled on 21/11/2019 by Professionals Bendigo. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

6 SALTBUSH STREET, JACKASS FLAT, VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$325000 to \$339000

Median sale price

Median price

\$136,000

Property type

Vacant Land

Suburb

JACKASS FLAT

Period

01 October 2018 to 30 September 2019

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

75 KINGSTON DR, EAGLEHAWK, VIC 3556	\$328,500	12/11/2018
OAKWOOD AVE, JACKASS FLAT, VIC 3556	\$330,000	27/11/2018
32 PAMELA AVE, JACKASS FLAT, VIC 3556	\$335,000	24/01/2019

This Statement of Information was prepared

21/11/2019