## Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

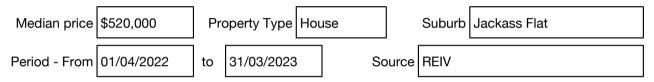
7 Bursaria Street, Jackass Flat Vic 3556

#### Indicative selling price

			, , ,,
For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$499,500

#### Median sale price



## Comparable property sales (\*Delete A or B below as applicable)

A\* 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
1	38 Bursaria St JACKASS FLAT 3556	\$527,000	31/08/2022
2	16 Bursaria St JACKASS FLAT 3556	\$515,000	06/07/2022
3	21 Bursaria St JACKASS FLAT 3556	\$498,000	17/11/2022

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

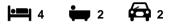
This Statement of Information was prepared on:

01/06/2023 11:58









Property Type: House Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$499,500 Median House Price Year ending March 2023: \$520,000

# **Comparable Properties**



38 Bursaria St JACKASS FLAT 3556 (REI/VG) Agent Comments



Price: \$527,000 Method: Private Sale Date: 31/08/2022 Property Type: House Land Size: 512 sqm approx

16 Bursaria St JACKASS FLAT 3556 (VG)

Agent Comments



Price: \$515,000 Method: Sale Date: 06/07/2022 Property Type: House (Previously Occupied -Detached) Land Size: 514 sqm approx

21 Bursaria St JACKASS FLAT 3556 (VG)

Agent Comments



Price: \$498,000 Method: Sale Date: 17/11/2022 Property Type: House (Previously Occupied -Detached) Land Size: 448 sqm approx

#### Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata com.au The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.