

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 price see consumer.vic.gov.au/underquoting

Single price

\$499,500

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Jackass Flat

Period - From

01/04/2022

to

31/03/2023

Source

REIV

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



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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

4 2 2

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

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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

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

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