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							
Indicative sellin	g price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$475,000	&	\$510,000				

Median sale price

Median price	\$465,000	Pro	perty Type	House		Suburb	Jackass Flat
Period - From	01/04/2021	to	30/06/2021	S	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	32 Bursaria St JACKASS FLAT 3556	\$500,000	28/09/2021
2	8 Curtain St EAGLEHAWK 3556	\$495,000	30/04/2021
3	16 Bonnington St JACKASS FLAT 3556	\$490,000	22/02/2021

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:	13/10/2021 14:56





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Indicative Selling Price \$475,000 - \$510,000 Median House Price June quarter 2021: \$465,000





Comparable Properties



32 Bursaria St JACKASS FLAT 3556 (REI)

Price: \$500,000 Method: Private Sale Date: 28/09/2021 Property Type: House Land Size: 512 sqm approx **Agent Comments**



8 Curtain St EAGLEHAWK 3556 (REI/VG)

Price: \$495,000 Method: Private Sale Date: 30/04/2021 Property Type: House

Land Size: 929.46 sqm approx

Agent Comments



Price: \$490,000 Method: Private Sale Date: 22/02/2021 Property Type: House Land Size: 640 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000



