

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 and
postcode

63 EVERGREEN BOULEVARD JACKASS FLAT VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,500

Property type

House

Suburb

Jackass Flat

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

8 CREEKSIDE CLOSE JACKASS FLAT VIC 3556	\$475,000	04-Aug-22
230 JOBS GULLY ROAD JACKASS FLAT VIC 3556	\$450,000	04-Sep-23
236 JOBS GULLY ROAD JACKASS FLAT VIC 3556	\$495,000	02-Jun-23

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: 24 November 2023

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**8 CREEKSIDE CLOSE JACKASS
FLAT VIC 3556**

3 2 2

Sold Price

\$475,000

 Sold Date **04-Aug-22**

Distance

0.16km

**230 JOBS GULLY ROAD JACKASS
FLAT VIC 3556**

3 2 2

Sold Price

\$450,000

 Sold Date **04-Sep-23**

Distance

0.25km

**236 JOBS GULLY ROAD JACKASS
FLAT VIC 3556**

3 2 2

Sold Price

\$495,000

 Sold Date **02-Jun-23**

Distance

0.26km

236 Jobs Gully Road, Jackass Flat

RS = Recent sale

UN = Undisclosed Sale

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