

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



### Unit offered for sale

Address  
Including suburb or locality  
and postcode

Lot 1-26 Harveys Lane, Jackass Flat, Vic 3556

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lots 2-7 & Lots 9-17 & Lots 20-24	\$*	or range between	\$*135,000	&	\$148,500
Lot 8, 18, 19, 25 & 26	\$*	or range between	\$*149,000	&	\$163,900
Lot 1	\$*165,000	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$ 138,000 Suburb or locality Jackass Flat

Period - From 10/10/2018 To 9/04/2020 Source Pricfinder

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

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lots 2-7 & Lots 9-17 & Lots 20-24	44 Lancaster Drive, Jackass Flat, Vic 3556	\$ 136,000	18/12/2019
	5 Ellenden Way, Jackass Flat, Vic. 3556	\$ 138,000	06/08/2019
	51 Fairfield Blvd, Jackass Flat, Vic. 3556	\$ 141,000	08/08/2019

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 8, 18, 19, 25 & 26	162 Jobs Gully Road, Jackass Flat, Vic 3556	\$161,000	02/10/2019
	160 Jobs Gully Road, Jackass Flat, Vic 3556	\$157,000	24/10/2019
	15 Morello Way, Epsom, Vic. 3556	\$150,000	13/02/2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 1	32 Blossom Drive, Epsom, Vic. 3551	\$169,000	21/06/2019
	162 Jobs Gully Road, Jackass Flat, Vic 3556	\$161,000	02/10/2019
	160 Jobs Gully Road, Jackass Flat, Vic 3556	\$157,000	24/10/2019

This Statement of Information was prepared on: 9/04/2020