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

Indicative selling price

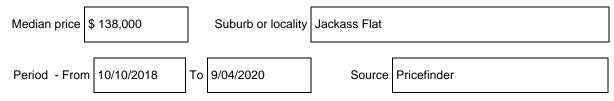
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

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





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	Address of comparable unit	Price	Date of sale
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 Bvd, Jackass Flat, Vic. 3556	\$ 141,000	08/08/2019

Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
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	Address of comparable unit	Price	Date of sale
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

