

## 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)

1 Pamela Avenue, 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))

Range Between: \$420,000 & \$440,000

### Median sale price

Property Type: House

Suburb: Jackass Flat

Period – From: Feb 2020

to: Jan 2021

Median Price: \$404,500

Source: Corelogic

### Comparable Property Sales

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
226 Jobs Gully Road Jackass Flat VIC 3556	\$420,000	17/12/2020
1 Lightwood Way Jackass Flat VIC 3556	\$435,000	07/04/2021
LOT 823 Oakwood Avenue Jackass Flat VIC 3556	\$437,000	07/03/2021

This statement of Information was prepared on: 06/05/2021