

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

11 Harveys Lane, Jackass Flat Vic 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$395,000

&

\$430,000

Median sale price

Median price

\$445,000

Property Type

House

Suburb

Jackass Flat

Period - From

01/07/2020

to

30/06/2021

Source

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.

	Address of comparable property	Price	Date of sale
1	1 Mccoy St CALIFORNIA GULLY 3556	\$460,000	10/07/2021
2	2 Mccoy St CALIFORNIA GULLY 3556	\$453,000	07/07/2021
3	2 Sydenham Av NORTH BENDIGO 3550	\$430,000	23/06/2021

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:

22/09/2021 19:31



Property Type: Residential House
Land Size: 858m2 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$430,000
Median House Price
Year ending June 2021: \$445,000

Comparable Properties



1 Mccoy St CALIFORNIA GULLY 3556 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 10/07/2021
Property Type: House
Land Size: 784 sqm approx



2 Mccoy St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$453,000
Method: Private Sale
Date: 07/07/2021
Property Type: House
Land Size: 593 sqm approx



2 Sydenham Av NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 23/06/2021
Property Type: House
Land Size: 652 sqm approx