

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

33 Evergreen Boulevard, Jackass Flat Vic 3556

Indicative selling price

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

Range between \$475,000 & \$510,000

Median sale price

Median price \$465,000 Property Type House Suburb Jackass Flat

Period - From 01/04/2021 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 32 Bursaria St JACKASS FLAT 3556	\$500,000	28/09/2021
2 8 Curtain St EAGLEHAWK 3556	\$495,000	30/04/2021
3 16 Bonnington St JACKASS FLAT 3556	\$490,000	22/02/2021

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:

13/10/2021 14:56

33 Evergreen Boulevard, Jackass Flat Vic 3556



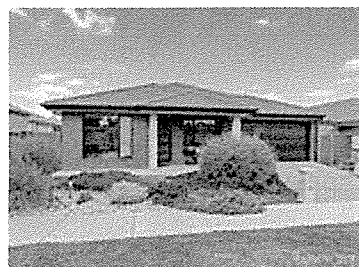
Leonie Butler CEA (REIV)
0417 521 661
leonie@dck.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$510,000
Median House Price
June quarter 2021: \$465,000

Comparable Properties



32 Bursaria St JACKASS FLAT 3556 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 28/09/2021
Property Type: House
Land Size: 512 sqm approx



8 Curtain St EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 30/04/2021
Property Type: House
Land Size: 929.46 sqm approx



16 Bonnington St JACKASS FLAT 3556
(REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 22/02/2021
Property Type: House
Land Size: 640 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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