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 and postcode	8 LANCASTER DRIVE JACKASS FLAT VIC 3556

Indicative selling price

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

~~Single Price~~		or range between	$545,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$513,000	Property type	House	Suburb	Jackass Flat
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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 BROOKLANDS DRIVE JACKASS FLAT VIC 3556	$596,000	20-Apr-23
12 OAKWOOD AVENUE JACKASS FLAT VIC 3556	$590,000	19-Jan-24
14 LANA DRIVE JACKASS FLAT VIC 3556	$550,000	21-Aug-24

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: 10 September 2024

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1 BROOKLANDS DRIVE JACKASS FLAT VIC 3556

4 2 2

Sold Price **$596,000** Sold Date **20-Apr-23**

Distance **0.17km**



12 OAKWOOD AVENUE JACKASS FLAT VIC 3556

3 2 2

Sold Price **$590,000** Sold Date **19-Jan-24**

Distance **0.31km**



14 LANA DRIVE JACKASS FLAT VIC 3556

4 2 -

Sold Price RS **$550,000** Sold Date **21-Aug-24**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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