

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality and postcode

Stage 3 Harveys Lane Estate, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lots 55-60, 62-64	\$*	or range between	\$173,500	&	\$180,000
Lots 61, 65-68	\$	or range between	\$148,000	&	\$163,000
Lots 69-72	\$	or range between	\$119,000	&	\$132,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$138,000	Suburb or locality	Jackass Flat
Period - From	02/03/2019	To	02/09/2020
		Source	PDOL

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
Vacant Land Lots 55-60,62-64	7 Priest Street, White Hills	\$175,000	04/08/2020
	14 Randall Way, Ascot	\$180,000	14/11/2019
	2 Sheoak Street, Epsom	\$175,000	16/07/2020

Vacant Land Lots 61, 65-68	158 Jobs Gully Road, Jackass Flat	\$156,000	26/03/2020
	160 Jobs Gully Road, Jackass Flat	\$156,000	24/10/2019
	162 Jobs Gully Road, Jackass Flat	\$161,000	02/10/2019

Vacant Land Lots 69-72	97 Averys Road, Jackass Flat	\$115,000	22/06/2020
	11 Quartz Street, Jackass Flat	\$119,000	26/09/2019
	15 Poppethead Road, Jackass Flat	\$129,500	28/11/2019