

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 LIGHTWOOD WAY, JACKASS FLAT, VIC  4  2  2

Indicative Selling Price

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

Single Price: **\$550,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



JACKASS FLAT, VIC, 3556

Suburb Median Sale Price (House)

\$520,750

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



14 EUCALYPTUS ST, JACKASS FLAT, VIC 3556  4  2  2

Sale Price

***\$550,000**

Sale Date: 13/05/2024

Distance from Property: 365m 



OAKWOOD AVE, JACKASS FLAT, VIC 3556  4  2  2

Sale Price

\$556,600

Sale Date: 16/01/2024

Distance from Property: 138m 



3 EAGLEWOOD WAY, CALIFORNIA GULLY, VIC  4  2  2

Sale Price

\$570,000

Sale Date: 09/02/2024

Distance from Property: 1.4km 

This report has been compiled on 23/05/2024 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 LIGHTWOOD WAY, JACKASS FLAT, VIC 3556


Indicative selling price

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

Single Price: \$550,000

Median sale price

Median price: \$520,750 Property type: House Suburb: JACKASS FLAT

Period: 01 April 2023 to 31 March 2024 Source: 

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
14 EUCALYPTUS ST, JACKASS FLAT, VIC 3556	*\$550,000	13/05/2024
OAKWOOD AVE, JACKASS FLAT, VIC 3556	\$556,600	16/01/2024
3 EAGLEWOOD WAY, CALIFORNIA GULLY, VIC 3556	\$570,000	09/02/2024

This Statement of Information was prepared on: 23/05/2024