

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 LIGHTWOOD WAY, JACKASS FLAT, VIC 🕮 4 🕒 2 😂 2

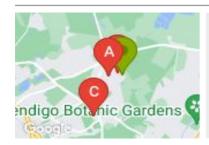
Indicative Selling Price

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: **pricefinder**

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







Sale Price

*\$550,000

Sale Date: 13/05/2024

Distance from Property: 365m





OAKWOOD AVE, JACKASS FLAT, VIC 3556







Sale Price

\$556,600

Sale Date: 16/01/2024

Distance from Property: 138m





3 EAGLEWOOD WAY, CALIFORNIA GULLY, VIC 🚐 4 🕒 2







Sale Price

\$570.000

Sale Date: 09/02/2024

Distance from Property: 1.4km



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
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	pricefinder	

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

