

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

7 Jackson Avenue Sale Vic 3850

Indicative selling price

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

Single price \$237,000

or range between \$*

&

\$

Median sale price

Median price \$280,000

Property type *House*

Suburb *Sale*

Period - From 1.10.18

to

31.10.19

Source Realestate.com

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

	Address of comparable property	Price	Date of sale
1	65 Jackson Ave Sale	\$200,000	30.11.18
2	21 Gibsons Rd Sale	\$229,500	18.6.19
3	6 Christie Court Sale	\$205,000	24.9.19

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: 4.11.19