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	LOT 18 KULMANI STREET 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	$540,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$534,000	Property type	House	Suburb	Jackass Flat
Period-from	01 Jan 2024	to	31 Dec 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
LOT 35 KULMANI STREET JACKASS FLAT VIC 3556	$545,000	06-Aug-24
14 LANA DRIVE JACKASS FLAT VIC 3556	$550,000	07-Aug-24
21 IMPERIAL COURT CALIFORNIA GULLY VIC 3556	$560,000	07-Jun-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: 24 January 2025

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LOT 35 KULMANI STREET JACKASS FLAT VIC 3556

4 2 2

Sold Price **$545,000** Sold Date **06-Aug-24**

Distance **0.14km**



14 LANA DRIVE JACKASS FLAT VIC 3556

4 2 -

Sold Price **$550,000** Sold Date **07-Aug-24**

Distance **0.43km**



21 IMPERIAL COURT CALIFORNIA GULLY VIC 3556

3 2 2

Sold Price **$560,000** Sold Date **07-Jun-24**

Distance **0.57km**

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

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