LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

Prepared on 07 Sep 2018

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

17 Pamela Avenue Jackass Flat VIC 3556

4 2 2

Indicative Selling Price

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

Range between $305,000 & $325,000

Median Sale Price

$301,001 Houses in Jackass flat between Sep 2017 - Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



224 Jobs Gully Road Jackass Flat VIC 3556

4 2 2

Sold Price **$315,000** Sold Date **10-May-18**

Distance **0.03km**



228 Jobs Gully Road Jackass Flat VIC 3556

4 2 2

Sold Price **$308,000** Sold Date **08-May-18**

Distance **0.05km**



18 Pamela Avenue Jackass Flat VIC 3556

4 2 2

Sold Price **$310,000** Sold Date **07-Jul-18**

Distance **0.06km**

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