

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 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](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Bartels Run – Stage 1 & 2 – Lots 1 - 61

### Indicative selling price

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

Lot 1 \$250,000 Lot 2 \$257,000 Lot 3 \$262,000 Lot 4 \$257,000 Lot 5 \$257,000 Lot 6 \$257,000 Lot 7 \$262,000 Lot 8 \$262,000 Lot 9 \$257,000 Lot 10 \$257,000 Lot 11 \$257,000 Lot 12 \$257,000 Lot 13 \$262,000 Lot 14 \$257,000 Lot 15 \$263,000 Lot 17 \$195,000 Lot 18 \$195,000 Lot 19 \$262,000 Lot 20 \$262,000 Lot 21 \$262,000 Lot 22 \$257,000 Lot 23 \$262,000 Lot 24 \$262,000 Lot 25 \$262,000 Lot 26 \$262,000 Lot 27 \$262,000 Lot 28 \$257,000 Lot 29 \$263,000	Single price	or range between \$	&	\$
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Lot 30 \$265,000
Lot 31 \$275,000
Lot 32 \$270,000
Lot 33 \$263,000
Lot 34 \$263,000
Lot 35 \$258,000
Lot 36 \$263,000
Lot 37 \$263,000
Lot 38 \$263,000
Lot 39 \$263,000
Lot 40 \$263,000
Lot 41 \$258,000
Lot 42 \$263,000
Lot 43 \$263,000
Lot 44 \$263,000
Lot 45 \$267,000
Lot 46 \$262,000
Lot 47 \$262,000
Lot 48 \$180,000
Lot 49 \$185,000
Lot 50 \$185,000
Lot 51 \$180,000
Lot 52 \$257,000
Lot 53 \$262,000
Lot 54 \$257,000
Lot 55 \$262,000
Lot 56 \$262,000
Lot 57 \$262,000
Lot 58 \$262,000
Lot 59 \$262,000
Lot 60 \$262,000
Lot 61 \$262,000

### Median sale price

Median price	<input type="text" value="\$275,000"/>	Property type	<input type="text" value="Vacant Land"/>	Suburb	<input type="text" value="Jackass Flat 3556"/>
Period - From	<input type="text" value="01.01.2023"/>	to	<input type="text" value="31.12.2023"/>	Source	<input type="text" value="Pricefinder"/>

### 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
1 Lot 31 Platero Boulevard, Jackass Flat 3556	\$275,000	30.06.2024
2 Lot 27 Platero Boulevard, Jackass Flat 3556	\$262,000	11.06.2025
3 Lot 14 Platero Boulevard, Jackass Flat 3556	\$257,000	15.04.2025

**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: 11.06.2025