

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

12 PLEASANT VALE CRESCENT FLORA HILL VIC 3550

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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Flora Hill

Period-from

01 Oct 2022

to

30 Sep 2023

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

172 ST AIDANS ROAD KENNINGTON VIC 3550	\$570,000	10-Mar-23
223 NEALE STREET FLORA HILL VIC 3550	\$565,000	20-Apr-23
31 JEFFREY AVENUE FLORA HILL VIC 3550	\$570,000	14-Sep-23

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: 03 October 2023



**172 ST AIDANS ROAD
KENNINGTON VIC 3550**

 3  2  3

Sold Price **\$570,000** Sold Date **10-Mar-23**

Distance **2.31km**



**223 NEALE STREET FLORA HILL
VIC 3550**

 3  2  2

Sold Price **\$565,000** Sold Date **20-Apr-23**

Distance **0.33km**



**31 JEFFREY AVENUE FLORA HILL
VIC 3550**

 4  2  4

Sold Price ^{RS} **\$570,000** Sold Date **14-Sep-23**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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