

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

14 Sharon Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$492,000 Property Type House Suburb Flora Hill

Period - From 01/10/2023 to 31/12/2023 Source REIV

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	13 Palm Av SPRING GULLY 3550	\$440,000	28/09/2023
2	32 Ellis St FLORA HILL 3550	\$440,000	30/08/2022
3	13 Ellis St FLORA HILL 3550	\$420,000	17/01/2024

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:

06/02/2024 14:26



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Property Type: House
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median House Price
December quarter 2023: \$492,000

Comparable Properties

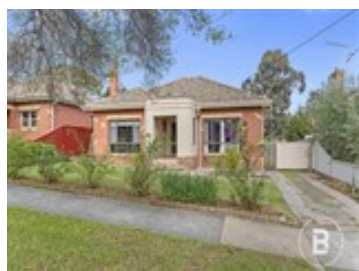


13 Palm Av **SPRING GULLY 3550 (REI/VG)**

Agent Comments

3 1 2

Price: \$440,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 585 sqm approx



32 Ellis St **FLORA HILL 3550 (VG)**

Agent Comments

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Price: \$440,000
Method: Sale
Date: 30/08/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 706 sqm approx



13 Ellis St **FLORA HILL 3550 (REI)**

Agent Comments

3 1 1

Price: \$420,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 557 sqm approx

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