



**Property
Plus**

REAL ESTATE



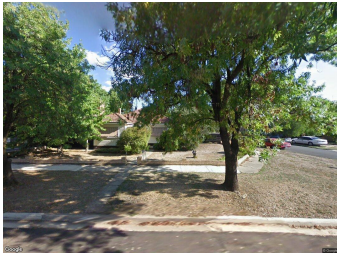
STATEMENT OF INFORMATION

7 COLLEGE CRESCENT, FLORA HILL, VIC 3550

PREPARED BY NATHAN DISS, PROPERTY PLUS REAL ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 COLLEGE CRESCENT, FLORA HILL, VIC  3  1  2

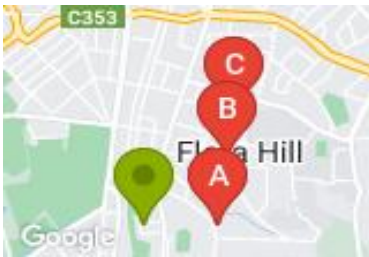
Indicative Selling Price

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

Price Range: **\$490,000 to \$510,000**

Provided by: Nathan Diss, Property Plus Real Estate Agents

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (House)

\$520,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



47 OSBORNE ST, FLORA HILL, VIC 3550  3  1  2

Sale Price

\$515,000

Sale Date: 12/01/2023

Distance from Property: 493m



7 CAPPER CRT, FLORA HILL, VIC 3550  3  1  1

Sale Price

***\$490,000**

Sale Date: 06/02/2024

Distance from Property: 732m



40 HAMMER ST, FLORA HILL, VIC 3550  3  1  1

Sale Price

\$485,000

Sale Date: 12/08/2022

Distance from Property: 997m



This report has been compiled on 05/03/2024 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7 COLLEGE CRESCENT, FLORA HILL, VIC 3550

Indicative selling price

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

Price Range: \$490,000 to \$510,000


Median sale price

Median price: \$520,000

Property type: House

Suburb: FLORA HILL

Period: 01 January 2023 to 31 December 2023

Source: 

Comparable property sales

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
47 OSBORNE ST, FLORA HILL, VIC 3550	\$515,000	12/01/2023
7 CAPPER CRT, FLORA HILL, VIC 3550	*\$490,000	06/02/2024
40 HAMMER ST, FLORA HILL, VIC 3550	\$485,000	12/08/2022

This Statement of Information was prepared on: 05/03/2024