

STATEMENT OF INFORMATION

8 ELLIS STREET, FLORA HILL, VIC 3550

PREPARED BY SAM REAPER , RAY WHITE BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ELLIS STREET, FLORA HILL, VIC 3550

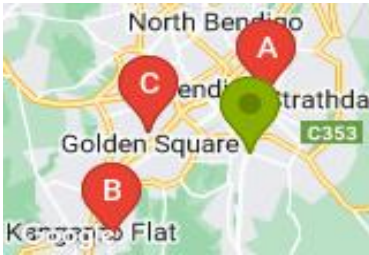
2 1 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$495,000 to \$530,000**

Provided by: Sam Reaper , Ray White Bendigo

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (House)

\$527,750

01 April 2023 to 31 March 2024

Provided by: pricefinder

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.



24 MICHAEL ST, KENNINGTON, VIC 3550

2 1 2

Sale Price

\$530,000

Sale Date: 01/03/2024

Distance from Property: 1.7km



233 ALLINGHAM ST, KANGAROO FLAT, VIC

2 1 4

Sale Price

\$515,000

Sale Date: 13/02/2024

Distance from Property: 4.5km



17 BOOTH ST, GOLDEN SQUARE, VIC 3555

2 1 2

Sale Price

\$497,500

Sale Date: 20/02/2024

Distance from Property: 2.8km



This report has been compiled on 21/06/2024 by Ray White Bendigo. 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

8 ELLIS STREET, FLORA HILL, VIC 3550


Indicative selling price

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

Price Range: \$495,000 to \$530,000

Median sale price

Median price: \$527,750 Property type: House Suburb: FLORA HILL

Period: 01 April 2023 to 31 March 2024 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
24 MICHAEL ST, KENNINGTON, VIC 3550	\$530,000	01/03/2024
233 ALLINGHAM ST, KANGAROO FLAT, VIC 3555	\$515,000	13/02/2024
17 BOOTH ST, GOLDEN SQUARE, VIC 3555	\$497,500	20/02/2024

This Statement of Information was prepared on: 21/06/2024