Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	8 Graham Close, Flora Hill Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

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Median sale price

Median price	\$522,500	Pro	perty Type	House		Suburb	Flora Hill
Period - From	17/10/2022	to	16/10/2023		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

Add	dress of comparable property	Price	Date of sale
1	36 Houlahan St FLORA HILL 3550	\$550,000	03/08/2023
2	3 Beebe St FLORA HILL 3550	\$545,000	31/05/2022
3	5 Ewing Av FLORA HILL 3550	\$526,000	18/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17/10/2023 12:55













Property Type: House Land Size: 764 sqm approx

Agent Comments

Indicative Selling Price \$550,000

Median House Price 17/10/2022 - 16/10/2023: \$522,500

Comparable Properties



36 Houlahan St FLORA HILL 3550 (VG)





Price: \$550,000 Method: Sale Date: 03/08/2023

Property Type: House (Previously Occupied -

Detached)

Land Size: 596 sqm approx

Agent Comments







Price: \$545.000 Method: Private Sale Date: 31/05/2022 Property Type: House Land Size: 415 sqm approx

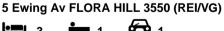




Agent Comments







Agent Comments



Price: \$526,000 Method: Private Sale Date: 18/08/2023 Property Type: House Land Size: 576 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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