

# 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

8 Graham Close, Flora Hill Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

### Median sale price

Median price \$522,500

Property 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	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 comparable properties 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



3   1   2

**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)**

**Agent Comments**

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**Price:** \$550,000  
**Method:** Sale  
**Date:** 03/08/2023  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 596 sqm approx



**3 Beebe St FLORA HILL 3550 (REI/VG)**

**Agent Comments**

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**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 31/05/2022  
**Property Type:** House  
**Land Size:** 415 sqm approx



**5 Ewing Av FLORA HILL 3550 (REI/VG)**

**Agent Comments**

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**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**