

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

2/2 Hallam Street, Flora Hill Vic 3550

Indicative selling price

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

Single price

\$300,000

Median sale price

Median price

\$360,000

Property Type

Unit

Suburb

Flora Hill

Period - From

07/06/2020

to

06/06/2021

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	4/63 Booth St GOLDEN SQUARE 3555	\$287,500	17/03/2021
2	2/19 Buckley St LONG GULLY 3550	\$287,500	17/12/2020
3	2/24 Reception Av STRATHDALE 3550	\$295,000	26/10/2020

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:

07/06/2021 11:20



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price

\$300,000

Median Unit Price

07/06/2020 - 06/06/2021: \$360,000

Comparable Properties



4/63 Booth St GOLDEN SQUARE 3555 (VG)

Agent Comments

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Price: \$287,500
Method: Sale
Date: 17/03/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/19 Buckley St LONG GULLY 3550 (VG)

Agent Comments

2 - -

Price: \$287,500
Method: Sale
Date: 17/12/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/24 Reception Av STRATHDALE 3550 (VG)

Agent Comments

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Price: \$295,000
Method: Sale
Date: 26/10/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit