

STATEMENT OF INFORMATION

11 SHERWOOD DRIVE, FLORA HILL, VIC 3550

PREPARED BY EXPERT REAL ESTATE, 113 MITCHELL STREET BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SHERWOOD DRIVE, FLORA HILL, VIC

 3  1  2

Indicative Selling Price

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

Price Range: \$337,000 to \$373,000

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (House)

\$325,000

01 October 2016 to 30 September 2017

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.



10 SHERWOOD DR, FLORA HILL, VIC 3550

 3  2  3

Sale Price

\$355,000

Sale Date: 29/06/2017

Distance from Property: 40m



20 SHERWOOD DR, FLORA HILL, VIC 3550

 3  2  4

Sale Price

\$327,500

Sale Date: 31/05/2017

Distance from Property: 106m



21 DERBY GR, FLORA HILL, VIC 3550

 4  2  2

Sale Price

\$382,000

Sale Date: 22/05/2017

Distance from Property: 165m



This report has been compiled on 28/10/2017 by Expert Real Estate. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

11 SHERWOOD DRIVE, FLORA HILL, VIC 3550

Indicative selling price

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Price Range:

\$337,000 to \$373,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

FLORA HILL

Period

01 October 2016 to 30 September 2017

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
10 SHERWOOD DR, FLORA HILL, VIC 3550	\$355,000	29/06/2017
20 SHERWOOD DR, FLORA HILL, VIC 3550	\$327,500	31/05/2017
21 DERBY GR, FLORA HILL, VIC 3550	\$382,000	22/05/2017