

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

2/7a Curtin Street, Flora Hill Vic 3550

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$315,000 House ☒ Unit ☐ Suburb or locality Flora Hill

Period - From 01/07/2017 to 30/06/2018 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 eighteen 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	8/7a Curtin St KENNINGTON 3550	\$307,500	13/07/2017
2	27 Fox St EAST BENDIGO 3550	\$290,000	22/03/2018
3	6 & 7/50 Neale St KENNINGTON 3550	\$275,000	27/02/2018

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 eighteen months.

2/7a Curtin Street, Flora Hill Vic 3550



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Indicative Selling Price
\$295,000

Median House Price
Year ending June 2018: \$315,000

2 1 1

Rooms:
Property Type: Unit
Land Size: 200 sqm approx
Agent Comments



Comparable Properties

8/7a Curtin St KENNINGTON 3550 (VG)

Agent Comments

2 - -

Price: \$307,500
Method: Sale
Date: 13/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



27 Fox St EAST BENDIGO 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$290,000
Method: Private Sale
Date: 22/03/2018
Rooms: 3
Property Type: Unit
Land Size: 265 sqm approx



6 & 7/50 Neale St KENNINGTON 3550 (REI)

Agent Comments

2 2 1

Price: \$275,000
Method: Private Sale
Date: 27/02/2018
Rooms: 4
Property Type: Unit