

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

11 Hesse Avenue, Flora Hill Vic 3550

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$172,500

Property Type Vacant land

Suburb Flora Hill

Period - From 19/06/2019

to 18/06/2020

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	8 Regency PI KENNINGTON 3550	\$315,000	05/09/2019
2	14 Wolstencroft St FLORA HILL 3550	\$295,000	15/07/2019
3	5a Walker Dr SPRING GULLY 3550	\$287,500	10/10/2019

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:

19/06/2020 14:32



Property Type: Land

Land Size: 1501 sqm approx

Agent Comments

Indicative Selling Price

\$320,000

Median Land Price

19/06/2019 - 18/06/2020: \$172,500

Comparable Properties



8 Regency PI KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 05/09/2019

Property Type: Land

Land Size: 814 sqm approx



14 Wolstencroft St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 15/07/2019

Property Type: Land

Land Size: 566 sqm approx



5a Walker Dr SPRING GULLY 3550 (REI/VG)

Agent Comments



Price: \$287,500

Method: Private Sale

Date: 10/10/2019

Property Type: Land

Land Size: 2348 sqm approx