

STATEMENT OF INFORMATION

7 MARGARET CRESCENT, FLORA HILL, VIC 3550
PREPARED BY MATT GRETGRIX, BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MARGARET CRESCENT, FLORA HILL,

 3  1  1

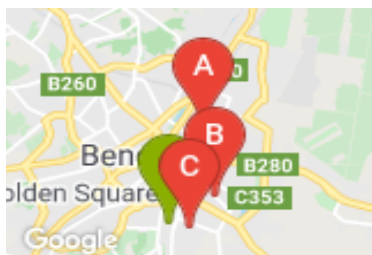
Indicative Selling Price

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

Price Range: \$440,000 to \$465,000

Provided by: Matt Gretgrix, Bendigo Real Estate

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (House)

\$380,000

01 July 2019 to 30 June 2020

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.



31 STRICKLAND RD, EAST BENDIGO, VIC 3550

 3  2  2

Sale Price

\$450,000

Sale Date: 13/05/2020

Distance from Property: 3km



37 CLARENCE AVE, KENNINGTON, VIC 3550

 3  2  1

Sale Price

\$441,000

Sale Date: 27/11/2019

Distance from Property: 1.4km



14 BURRELL ST, FLORA HILL, VIC 3550

 3  2  4

Sale Price

\$457,000

Sale Date: 21/05/2019

Distance from Property: 528m



This report has been compiled on 06/08/2020 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7 MARGARET CRESCENT, FLORA HILL, VIC 3550

Indicative selling price

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

Price Range:

\$440,000 to \$465,000

Median sale price

Median price

\$380,000

Property type

House

Suburb

FLORA HILL

Period

01 July 2019 to 30 June 2020

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

31 STRICKLAND RD, EAST BENDIGO, VIC 3550	\$450,000	13/05/2020
37 CLARENCE AVE, KENNINGTON, VIC 3550	\$441,000	27/11/2019
14 BURRELL ST, FLORA HILL, VIC 3550	\$457,000	21/05/2019

This Statement of Information was prepared on:

06/08/2020