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	2/37 Race Street, Flora Hill Vic 3550

Indicative selling price

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

Range between | $395,000 | & | $425,000

Median sale price

Median price	$459,500	Property Type	Unit	Suburb	Flora Hill
Period - From	27/07/2022	to 26/07/2023		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	1/1 Nandina Ct STRATHDALE 3550	$420,000	20/04/2023
2	3/1 Holland Ct KENNINGTON 3550	$420,000	14/02/2023
3	6/20 Glencoe St KENNINGTON 3550	$400,000	26/05/2023

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: | 27/07/2023 10:40

2 **-**

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$395,000 - $425,000
Median Unit Price
27/07/2022 - 26/07/2023: $459,500

Comparable Properties

1/1 Nandina Ct STRATHDALE 3550 (REI/VG)

2 **1** **2**

Price: $420,000
Method: Private Sale
Date: 20/04/2023
Property Type: Unit
Land Size: 352 sqm approx

Agent Comments

3/1 Holland Ct KENNINGTON 3550 (REI/VG)

2 **1** **1**

Price: $420,000
Method: Private Sale
Date: 14/02/2023
Property Type: Unit

Agent Comments

6/20 Glencoe St KENNINGTON 3550 (REI)

2 **1** **2**

Price: $400,000
Method: Private Sale
Date: 26/05/2023
Property Type: Unit
Land Size: 150 sqm approx

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000