

## 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 4/67 OSBORNE STREET, FLORA HILL, VIC 3550


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range \$330,000 to \$350,000

### Median sale price

Median price \$274,000 House ☐ Unit ☒ Suburb FLORA HILL

Period 01 April 2016 to 31 March 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
4 LUKE PL, FLORA HILL, VIC 3550	\$337,000	08/10/2016
2 DRECHSLER ST, FLORA HILL, VIC 3550	\$385,000	26/07/2016
1 DAVEY CL, FLORA HILL, VIC 3550	\$335,000	31/10/2016