

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 2/78 Somerville Street, Flora Hill VIC 3550

Indicative selling price

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

\$290,000 - \$299,00

Median sale price

Median price \$240,000 Unit ☒ Suburb or locality Flora Hill

Period - From Jan 2nd 2019 to Jan 14th 2019 Source www.realestate.com.au

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
1. 2/14 Jeffrey Avenue, Flora Hill VIC 3550	\$290,000	Aug 28 th 2018
2. 1/78 Somerville Street, Flora Hill VIC 3550	\$290,000	Oct 24 ^h 2018
3. 2/7A Curtain Street, Kennington VIC 3550	\$290,00	Sep 11 th 2018

Property data source: www.rpdata.com

Generated on Jan 14th 2019.

Additional information about comparable sales.



Flora Hill 2/14 Jeffrey Avenue

2 BED 1 BATH 1 CAR

METHOD Private
TYPE Unit
LAND 364m2



Flora Hill 1/78 Somerville Street

2 BED 1 BATH 1 CAR

METHOD Private
TYPE Unit
LAND 248m2



Flora Hill 2/7a Curtain Street

4 BED 2 BATH 3 CAR

METHOD Private
TYPE Unit
LAND 206m2

Property data source: www.rpdata.com

Generated on Jan 14th 2019.