Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 51 Race Street, Flora Hill Vic 3550

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$545,000		&		\$585,000			
Median sale pr	rice							
Median price	\$510,000	Pro	operty Type	Hou	ISE		Suburb	Flora Hill
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	81 Retreat Rd SPRING GULLY 3550	\$575,000	09/02/2023
2	41 Race St FLORA HILL 3550	\$572,000	20/12/2021
3	1/32 Race St FLORA HILL 3550	\$550,000	28/10/2022

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:

05/06/2023 12:55









Property Type: Divorce/Estate/Family Transfers Land Size: 807 sqm approx Agent Comments

Indicative Selling Price \$545,000 - \$585,000 **Median House Price** Year ending March 2023: \$510,000

Comparable Properties



81 Retreat Rd SPRING GULLY 3550 (REI/VG) Agent Comments



Price: \$575,000 Method: Private Sale Date: 09/02/2023 Property Type: House Land Size: 777 sqm approx

41 Race St FLORA HILL 3550 (VG)

Agent Comments

Agent Comments



Price: \$572,000 Method: Sale Date: 20/12/2021 Property Type: House (Res) Land Size: 712 sqm approx



1/32 Race St FLORA HILL 3550 (REI/VG)



Price: \$550.000 Method: Private Sale Date: 28/10/2022 Property Type: House Land Size: 451 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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