

# 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

51 Race Street, Flora Hill Vic 3550

### Indicative selling price

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

Range between \$545,000 & \$585,000

### Median sale price

Median price \$510,000

Property Type House

Suburb Flora Hill

Period - From 01/04/2022

to 31/03/2023

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	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



3   
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**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

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 2

**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

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**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)**

Agent Comments

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 2

**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