## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  Indicative selling price  For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range \$1,000,000 & \$1,100,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$528,500 Property type House Suburb Flora Hill  Period-from 01 Jan 2024 to 31 Dec 2024 Source Corelogic  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:	Property offered for sale	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between  \$1,000,000  & \$1,100,000  Median sale price  (*Delete house or unit as applicable)  Median Price  \$528,500  Property type  House  Suburb  Flora Hill  Period-from  01 Jan 2024  to  31 Dec 2024  Source  Corelogic  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	Including suburb and	62 RACE STREET FLORA HILL VIC 3550						
Median sale price  (*Delete house or unit as applicable)  Median Price \$528,500 Property type House Suburb Flora Hill  Period-from 01 Jan 2024 to 31 Dec 2024 Source Corelogic  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	•	e see consumer.vi	c.gov.a	u/underquoting (	*Delete singl	e price	e or range a	is applicable)
(*Delete house or unit as applicable)  Median Price \$528,500 Property type House Suburb Flora Hill  Period-from 01 Jan 2024 to 31 Dec 2024 Source Corelogic  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	Single Price			9	\$1,000,0	000	&	\$1,100,000
Period-from 01 Jan 2024 to 31 Dec 2024 Source Corelogic  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	<del>-</del>	olicable)						
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	Median Price	\$528,500	Property type House				Suburb	Flora Hill
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the	Period-from	01 Jan 2024	to	to 31 Dec 2024 So			Corelogic	
Address of comparable property Price Date of sale	A* These are the three pestate agent or agent	properties sold with t's representative of	hin five	kilometres of the	e property fo	the pro	operty for sa	<del>ale.</del>
OR								

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: 17 January 2025



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