

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 ELLIS STREET, FLORA HILL, VIC 3550**

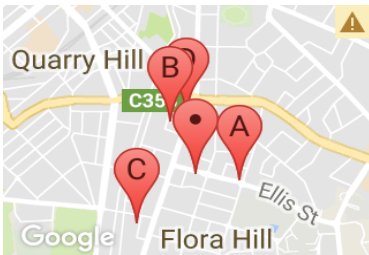
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### Indicative Selling Price

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

Price Range: **\$275,000 to \$304,000**

## MEDIAN SALE PRICE



**FLORA HILL, VIC, 3550**

Suburb Median Sale Price (House)

**\$325,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**35 ELLIS ST, FLORA HILL, VIC 3550**

 3  1  1

### Sale Price

**\*\$280,000**

Sale Date: 01/09/2017

Distance from Property: 293m



**12 WOLSTENCROFT ST, FLORA HILL, VIC 3550**

 3  1  1

### Sale Price

**\$300,000**

Sale Date: 08/08/2017

Distance from Property: 419m



**6 RAYMOND AVE, FLORA HILL, VIC 3550**

 3  1  1

### Sale Price

**\$285,000**

Sale Date: 24/07/2017

Distance from Property: 531m



This report has been compiled on 05/10/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**10 SOMERVILLE ST, FLORA HILL, VIC 3550**

 **3**  **1**  **1**

Sale Price

**\$293,000**

Sale Date: 17/05/2017

Distance from Property: 444m



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

18 ELLIS 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)

Price Range:

\$275,000 to \$304,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

FLORA HILL

Period

01 October 2016 to 30 September 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
35 ELLIS ST, FLORA HILL, VIC 3550	*\$280,000	01/09/2017
12 WOLSTENCROFT ST, FLORA HILL, VIC 3550	\$300,000	08/08/2017
6 RAYMOND AVE, FLORA HILL, VIC 3550	\$285,000	24/07/2017
10 SOMERVILLE ST, FLORA HILL, VIC 3550	\$293,000	17/05/2017