

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 WALLACE AVENUE, FLORA HILL, VIC

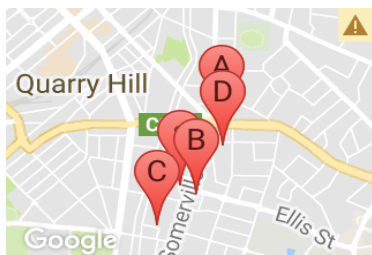
 3  1  2

Indicative Selling Price

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

Price Range: \$324,000 to \$358,000

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.



1 TOWNSEND ST, KENNINGTON, VIC 3550

 3  2  1

Sale Price

\$333,000

Sale Date: 02/05/2017

Distance from Property: 548m



6 ELLIS ST, FLORA HILL, VIC 3550

 3  2  2

Sale Price

\$337,500

Sale Date: 19/04/2017

Distance from Property: 123m



5 CARTER ST, FLORA HILL, VIC 3550

 3  1  3

Sale Price

\$400,000

Sale Date: 27/03/2017

Distance from Property: 325m



This report has been compiled on 12/10/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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6 NISH ST, FLORA HILL, VIC 3550

 **3**  **1**  **2**

Sale Price

\$340,000

Sale Date: 06/03/2017

Distance from Property: 406m



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

4 WALLACE AVENUE, FLORA HILL, VIC 3550

Indicative selling price

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

Price Range:

\$324,000 to \$358,000

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
1 TOWNSEND ST, KENNINGTON, VIC 3550	\$333,000	02/05/2017
6 ELLIS ST, FLORA HILL, VIC 3550	\$337,500	19/04/2017
5 CARTER ST, FLORA HILL, VIC 3550	\$400,000	27/03/2017
6 NISH ST, FLORA HILL, VIC 3550	\$340,000	06/03/2017