

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

8 Graham Close, Flora Hill Vic 3550

Indicative selling price

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

Range between \$525,000 & \$535,000

Median sale price

Median price \$520,000

Property Type House

Suburb Flora Hill

Period - From 01/10/2022

to 30/09/2023

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	14 Collins Ct KENNINGTON 3550	\$538,000	27/09/2023
2	54 Reginald St QUARRY HILL 3550	\$530,000	18/09/2023
3	4 Hynam Av KANGAROO FLAT 3555	\$530,000	17/07/2023

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:

04/01/2024 13:36



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Property Type: House
Land Size: 764 sqm approx
Agent Comments

Indicative Selling Price
\$525,000 - \$535,000
Median House Price
Year ending September 2023: \$520,000

Comparable Properties



14 Collins Ct KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$538,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 639 sqm approx



54 Reginald St QUARRY HILL 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$530,000
Method: Private Sale
Date: 18/09/2023
Property Type: House
Land Size: 471 sqm approx



4 Hynam Av KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 1 3

Price: \$530,000
Method: Private Sale
Date: 17/07/2023
Property Type: House
Land Size: 554 sqm approx

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