
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

9 Wolstencroft Street, Flora Hill VIC 3550
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Indicative selling price

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

\$580,000 - \$ 620,000

Median sale price

Median price	<table border="1"><tr><td>\$352,500</td></tr></table>	\$352,500	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Flora Hill</td></tr></table>	Flora Hill
\$352,500								
X								
Flora Hill								
Period - From	<table border="1"><tr><td>Feb 1st 2019</td></tr></table>	Feb 1 st 2019	to	<table border="1"><tr><td>Feb 8th 2019</td></tr></table>	Feb 8 th 2019	Source	<table border="1"><tr><td>www.realestate.com.au</td></tr></table>	www.realestate.com.au
Feb 1 st 2019								
Feb 8 th 2019								
www.realestate.com.au								

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. 47 Havlin Street East, Kennington VIC 3550	\$541,000	Dec 12 th 2018
2. 25A Hallam Street, Quarry Hill 3550	\$487,500	May 30 th 2018
3. 33 Hamlet Street, Quarry Hill 3550	\$675,000	Dec 17 th 2018

Property data source: www.rpdata.com . Generated on Feb 8th 2019.

Additional information about comparable sales.



Kennington 47 Havlin Street East

3 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 496m2



Quarry Hill 25a Hallam Street

3 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 206m2



Quarry Hill 33 Hamlet Street

3 BED 2 BATH 1 CAR

METHOD Private
TYPE House
LAND 637m2

Property data source: www.rpdata.com . Generated on Feb 8th 2019.