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national**  
REAL ESTATE

**We put you first**

# Statement of Information

44 KECK STREET, FLORA HILL, VIC 3550

Prepared by Property Consultant, Office Phone: 03 5440 9500



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REAL ESTATE

| Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**44 KECK STREET, FLORA HILL, VIC 3550**

3 1 1

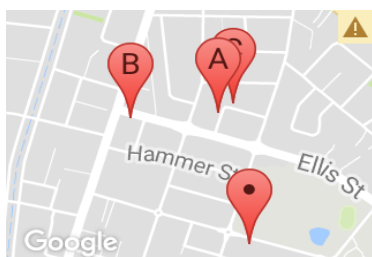
### Indicative Selling Price

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

**Single Price: \$330,000**

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**FLORA HILL, VIC, 3550**

Suburb Median Sale Price (House)

**\$325,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## 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.



**5 THEODORE ST, FLORA HILL, VIC 3550**

3 1 1

Sale Price

**\$355,500**

Sale Date: 24/07/2017

Distance from Property: 488m



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

3 2 2

Sale Price

**\$337,500**

Sale Date: 19/04/2017

Distance from Property: 602m



**13 THEODORE ST, FLORA HILL, VIC 3550**

3 2 2

Sale Price

**\$358,500**

Sale Date: 02/03/2017

Distance from Property: 513m



This report has been compiled on 11/10/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

44 KECK 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)

Single Price:

\$330,000

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
5 THEODORE ST, FLORA HILL, VIC 3550	\$355,500	24/07/2017
6 ELLIS ST, FLORA HILL, VIC 3550	\$337,500	19/04/2017
13 THEODORE ST, FLORA HILL, VIC 3550	\$358,500	02/03/2017