

# 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

2c Flora Lane, Flora Hill Vic 3550

### Indicative selling price

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

Range between \$470,000

&

\$495,000

### Median sale price

Median price \$546,250

Property Type Townhouse

Suburb Flora Hill

Period - From 31/08/2022

to 30/08/2023

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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

31/08/2023 13:47



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 194 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$470,000 - \$495,000  
**Median Townhouse Price**  
31/08/2022 - 30/08/2023: \$546,250

## Comparable Properties

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 eighteen months.

**Account -** Dungey Carter Ketterer | P: 03 5440 5000