

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

30 Towers Street, Flora Hill Vic 3550

Indicative selling price

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

Range \$380,000 - \$400,000

Median sale price

Median Price \$351,250 | House | Flora Hill

Period – From 27th June 2018 to 27th June 2019 Source – 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
13 Burrell Street, Flora Hill Vic 3550	\$357,100	20/07/2018
19 Shelley Street, Spring Gully Vic 3550	\$385,000	22/02/2019
45 Mill Street, Kennington Vic 3550	\$438,000	02/10/2018