

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

12 Proud Terrace Flora Hill VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,750

*House

X

*Unit

Suburb

Flora Hill

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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

6 Cook Street Spring Gully VIC 3550	\$315,500	26-Feb-18
34 Keck Street Flora Hill VIC 3550	\$319,000	09-Feb-18
11 Leigh Avenue Kennington VIC 3550	\$310,000	08-Mar-18

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.~~

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6 Cook Street Spring Gully VIC 3550

 3  1  4

Sold Price

\$315,500

Sold Date **26-Feb-18**

Distance **0.84km**



34 Keck Street Flora Hill VIC 3550

 3  1  1

Sold Price

\$319,000

Sold Date **09-Feb-18**

Distance **0.97km**



11 Leigh Avenue Kennington VIC 3550

 3  2  2

Sold Price

\$310,000

Sold Date **08-Mar-18**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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