

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

3 Wirth Street, Flora Hill Vic 3551

Indicative selling price

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

Range \$420,000-\$450,000

Median sale price

Median Price \$344,920 | House | Flora Hill

Period – From May 2016 to May 2017 Source – RPdata

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
17 Theodore Street, Flora Hill Vic 3551	\$415,000	30/11/16
5 Carter Street, Flora Hill Vic 3551	\$400,000	27/03/2017
67 Somerville Street, Flora Hill Vic 3551	\$380,000	02/11/2016