

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 and
postcode

23 HAMMER STREET 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Flora Hill

Period-from

01 Dec 2023

to

30 Nov 2024

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

40 CURTIN STREET FLORA HILL VIC 3550	\$600,000	12-Jan-24
142 NEALE STREET FLORA HILL VIC 3550	\$530,500	31-Jan-24
1 THEODORE STREET FLORA HILL VIC 3550	\$490,000	09-Oct-24

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.~~

This Statement of Information was prepared on: 23 December 2024

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**40 CURTIN STREET FLORA HILL
VIC 3550**
 3  2  2

Sold Price

\$600,000

Sold Date

12-Jan-24

Distance

0.12km

**142 NEALE STREET FLORA HILL
VIC 3550**
 3  1  2

Sold Price

\$530,500

Sold Date

31-Jan-24

Distance

0.12km

**1 THEODORE STREET FLORA HILL
VIC 3550**
 3  1  1

Sold Price

\$490,000

Sold Date

09-Oct-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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