

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

2/8 SHARON 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

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,250

Property type

House

Suburb

Flora Hill

Period-from

01 Apr 2022

to

31 Mar 2023

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

25 DRECHSLER STREET FLORA HILL VIC 3550	\$490,000	24-May-22
68 RACE STREET FLORA HILL VIC 3550	\$540,000	02-Sep-22
5 RIDGEWAY CRESCENT KENNINGTON VIC 3550	\$480,000	11-Mar-23

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: 05 April 2023



25 DRECHSLER STREET FLORA HILL VIC 3550

 3
  1
  1

Sold Price

\$490,000

Sold Date **24-May-22**

Distance

0.42km


68 RACE STREET FLORA HILL VIC 3550

 4
  2
  2

Sold Price

\$540,000

Sold Date **02-Sep-22**

Distance

0.34km


5 RIDGEWAY CRESCENT KENNINGTON VIC 3550

 3
  2
  2

Sold Price

^{RS} **\$480,000**

Sold Date **11-Mar-23**

Distance

0.83km
RS = Recent sale

UN = Undisclosed Sale

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