

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Florentino Close, Hidden Valley

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$445,000 Property type *Unit* Suburb Wallan

Period - From August 2023 to July 2024 Source www.realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 30 Castellina Crescent, Hidden Valley	\$620,000	19.07.2024
2. 1 Carrara Way, Hidden Valley	\$610,000	30.06.2024
3. 34 Castellina Crescent, Hidden Valley	\$640,000	01.06.2024

This Statement of Information was prepared on: 09.08.2024