

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

5 EWING AVENUE 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

\$539,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Flora Hill

Period-from

01 Jul 2022

to

30 Jun 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

21 ELLIS STREET FLORA HILL VIC 3550	\$500,000	27-Feb-23
5 MARGARET CRESCENT FLORA HILL VIC 3550	\$505,000	17-May-23
22 HEWITT AVENUE KENNINGTON VIC 3550	\$535,000	24-May-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: 26 July 2023


21 ELLIS STREET FLORA HILL VIC 3550

Sold Price

\$500,000

Sold Date

27-Feb-23
 3

 1

 -

Distance

0.34km

5 MARGARET CRESCENT FLORA HILL VIC 3550

Sold Price

\$505,000

Sold Date

17-May-23
 3

 1

 1

Distance

0.79km

22 HEWITT AVENUE KENNINGTON VIC 3550

Sold Price

\$535,000

Sold Date

24-May-23
 3

 1

 2

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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