

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 or
locality and postcode

8 Ellis Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$440,000

&

\$475,000

Median sale price

Median price \$548,250

Property Type House

Suburb Flora Hill

Period - From 01/10/2021

to 30/09/2022

Source REIV

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
1	3 Wallace Av FLORA HILL 3550	\$467,500	02/11/2022
2	32 Ellis St FLORA HILL 3550	\$460,000	29/09/2022
3	8 Hillview St FLORA HILL 3550	\$440,000	25/11/2022

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:

13/12/2022 17:48



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Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price

\$440,000 - \$475,000

Median House Price

Year ending September 2022: \$548,250

Comparable Properties



3 Wallace Av FLORA HILL 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$467,500
Method: Private Sale
Date: 02/11/2022
Property Type: House
Land Size: 570 sqm approx



32 Ellis St FLORA HILL 3550 (REI)

Agent Comments

3 1 5

Price: \$460,000
Method: Private Sale
Date: 29/09/2022
Property Type: House (Res)



8 Hillview St FLORA HILL 3550 (REI)

Agent Comments

2 2 1

Price: \$440,000
Method: Private Sale
Date: 25/11/2022
Property Type: House
Land Size: 547 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000