Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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63 ELLIS STREET FLORA HILL VIC 3550						
e see consumer.vi	c.gov.a	ıu/underquotin	g (*[Delete single pric	e or range a	as applicable)
		or range between		\$550,000	&	\$595,000
Median sale price (*Delete house or unit as applicable)						
\$528,500	Property type		House	Suburb	Flora Hill	
01 Jan 2024	to	to 31 Dec 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						
	se see consumer.vi oplicable) \$528,500 01 Jan 2024 sales (*Delete A	63 ELLIS STREET F ce see consumer.vic.gov.a coplicable) \$528,500 Pro 01 Jan 2024 to sales (*Delete A or B properties sold within five ont's representative considerations.	63 ELLIS STREET FLORA HILL vote see see consumer.vic.gov.au/underquoting or range between sopplicable) \$528,500 Property type 01 Jan 2024 to 31 Dec 20 sales (*Delete A or B below as approperties sold within five kilometres of ont's representative considers to be most	63 ELLIS STREET FLORA HILL VIC be see consumer.vic.gov.au/underquoting (*I or range between poplicable) \$528,500 Property type 01 Jan 2024 to 31 Dec 2024 sales (*Delete A or B below as application properties sold within five kilometres of the ont's representative considers to be most corrections.	63 ELLIS STREET FLORA HILL VIC 3550 be see consumer.vic.gov.au/underquoting (*Delete single price or range between \$550,000 poplicable) \$528,500 Property type House 01 Jan 2024 to 31 Dec 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of t	ce see consumer.vic.gov.au/underquoting (*Delete single price or range at or range between \$550,000 & policable) \$528,500 Property type House Suburb 01 Jan 2024 to 31 Dec 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last 1 nt's representative considers to be most comparable to the property for sale.

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: 08 January 2025



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