# 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	33 Ellis Street, Flora Hill Vic 3550
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$439,000

#### Median sale price

Median price \$365,000	Property 1	Гуре House		Suburb	Flora Hill
Period - From 01/07/2019	to 30/06/	′2020 S	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	30 Curtin St FLORA HILL 3550	\$465,000	25/06/2020
2	4 Mayfield Pde STRATHDALE 3550	\$460,000	13/07/2020
3	28 Woodbury St STRATHDALE 3550	\$436,500	17/07/2020

#### 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:	31/08/2020 17:29











Property Type: House Land Size: 650 sqm approx **Agent Comments** 

**Indicative Selling Price** \$439,000 **Median House Price** Year ending June 2020: \$365,000

# Comparable Properties



30 Curtin St FLORA HILL 3550 (VG)





Price: \$465,000 Method: Sale Date: 25/06/2020

Property Type: House (Previously Occupied -

Detached)

Land Size: 596 sqm approx

**Agent Comments** 

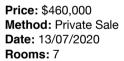




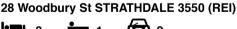




Agent Comments



Property Type: House Land Size: 787 sqm approx





**Agent Comments** 

Price: \$436,500 Method: Private Sale Date: 17/07/2020

Rooms: 4

Property Type: House Land Size: 718 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



