

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

33 Ellis Street, Flora Hill Vic 3550

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 Type

House

Suburb

Flora Hill

Period - From

01/07/2019

to

30/06/2020

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



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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)

Agent Comments

3 - -

Price: \$465,000
Method: Sale
Date: 25/06/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 596 sqm approx



4 Mayfield Pde STRATHDALE 3550 (REI/VG)

Agent Comments

3 2 1

Price: \$460,000
Method: Private Sale
Date: 13/07/2020
Rooms: 7
Property Type: House
Land Size: 787 sqm approx



28 Woodbury St STRATHDALE 3550 (REI)

Agent Comments

3 1 2

Price: \$436,500
Method: Private Sale
Date: 17/07/2020
Rooms: 4
Property Type: House
Land Size: 718 sqm approx