

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

37 HESSE 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

or range
between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

House

Suburb

Flora Hill

Period-from

01 May 2022

to

30 Apr 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

11A GUMNUT RISE STRATHDALE VIC 3550	\$657,000	02-May-23
19A COUSINS STREET STRATHDALE VIC 3550	\$670,000	20-Oct-22
1A PILCHER STREET STRATHDALE VIC 3550	\$675,000	06-Apr-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: 29 May 2023



**11A GUMNUT RISE STRATHDALE
 VIC 3550**

 4  2  2

Sold Price

^{RS} **\$657,000**

Sold Date **02-May-23**

Distance **2.05km**



**19A COUSINS STREET
 STRATHDALE VIC 3550**

 3  2  1

Sold Price

\$670,000

Sold Date **20-Oct-22**

Distance **2.77km**



**1A PILCHER STREET STRATHDALE
 VIC 3550**

 3  2  2

Sold Price

^{RS} **\$675,000**

Sold Date **06-Apr-23**

Distance **3km**

RS = Recent sale **UN** = Undisclosed Sale

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