

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

16 JEFFREY 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

\$595,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,250

Property type

House

Suburb

Flora Hill

Period-from

01 Mar 2022

to

28 Feb 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

30 ELLIS STREET FLORA HILL VIC 3550	\$590,000	14-Feb-23
10 HAMMER STREET FLORA HILL VIC 3550	\$635,000	09-Feb-23
14 STERNBERG STREET KENNINGTON VIC 3550	\$605,000	20-Feb-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 March 2023


30 ELLIS STREET FLORA HILL VIC 3550

Sold Price

\$590,000

Sold Date

14-Feb-23
 3

 1

 1

Distance

0.33km

10 HAMMER STREET FLORA HILL VIC 3550

Sold Price

\$635,000

Sold Date

09-Feb-23
 3

 2

 2

Distance

0.59km

14 STERNBERG STREET KENNINGTON VIC 3550

Sold Price

^{RS} **\$605,000** ^{UN}

Sold Date

20-Feb-23
 3

 2

 -

Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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