



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**94 Somerville Street,  
FLORA HILL 3550**

House

3 beds

1 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$285,000 - \$310,000**

### Median sale price

Median **House** for **FLORA HILL** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$340,183**

### Comparable property sales

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 the most comparable to the property for sale.

**3 Cambrian Court,**  
Flora Hill 3550

**Price \$3,525,000** Sold 25  
October 2018

**179 St Aidans,**  
Kennington 3550

**Price \$330,000** Sold 23  
October 2018

**23 Clarence Avenue,**  
Kennington 3550

**Price \$359,000** Sold 27  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

### Contact agents



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**PRD nationwide**