

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

5 College Crescent, Flora Hill Vic 3550

Indicative selling price

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

Range between \$330,000

&

\$350,000

Median sale price

Median price \$340,367

House

X

Unit

Suburb or locality

Flora Hill

Period - From 01/01/2018

to

31/12/2018

Source REIV

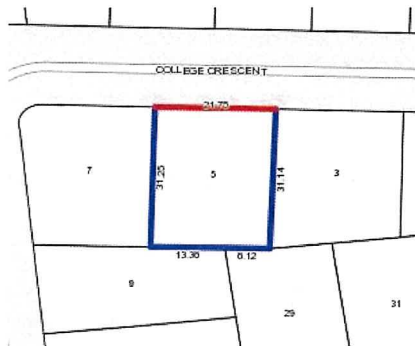
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 Spring Gully Rd QUARRY HILL 3550	\$325,000	10/12/2018
2	18 Shelley St SPRING GULLY 3550	\$325,000	21/12/2018
3	67 Curtin St FLORA HILL 3550	\$337,000	12/12/2017

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 eighteen months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$330,000 - \$350,000
Median House Price
Year ending December 2018: \$340,367

Comparable Properties



30 Spring Gully Rd QUARRY HILL 3550 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 10/12/2018
Rooms: 4
Property Type: House
Land Size: 583 sqm approx



18 Shelley St SPRING GULLY 3550 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 21/12/2018
Rooms: 4
Property Type: House
Land Size: 1059 sqm approx



67 Curtin St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$337,000
Method: Private Sale
Date: 12/12/2017
Rooms: 4
Property Type: House
Land Size: 600 sqm approx