

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

44 Somerville Road, Flora Hill VIC 3550

Indicative selling price

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

Range Between \$299,000 & \$319,000

Median sale price

Median Price	\$351,250	Property Type	House	Suburb	Flora Hill
Period - From	Jan 2019	to	May 2019	Source	Corelogic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 40 Somerville St, Flora Hill VIC 3550	\$313,000	11/09/2018
2 11 Burrell St, Flora Hill VIC 3550	\$324,000	03/09/2018
3 40 Curtin St, Flora Hill VIC 3550	\$330,000	29/10/2018

This statement of Information was prepared on: 12/09/19