#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb or locality and postcode	33 Ellis Street, Flora Hill Vic 3550
Indicative selling price	e e
For the meaning of this p	price see consumer.vic.gov.au/underquoting
Range between \$390,0	8 \$410,000
Median sale price	
Median price \$357,10	0 Property Type House Suburb Flora Hill
Period - From 01/07/20	018 to 30/06/2019 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 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	2 Butcher St STRATHDALE 3550	\$410,000	14/06/2019
2	16 Bolton Dr KENNINGTON 3550	\$392,000	03/05/2019
3	18 Mahon Av KENNINGTON 3550	\$390,000	03/07/2019

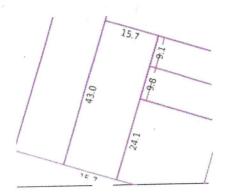
OR

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:	26/09/2019 14:39
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Property Type: Agent Comments

Indicative Selling Price \$390,000 - \$410,000 Median House Price Year ending June 2019: \$357,10

## Comparable Properties



2 Butcher St STRATHDALE 3550 (VG)

Price: \$410,000 Method: Sale Date: 14/06/2019

Property Type: House (Res) Land Size: 656 sqm approx

Agent Comments



16 Bolton Dr KENNINGTON 3550 (REI/VG)

3





Price: \$392,000 Method: Private Sale Date: 03/05/2019

Rooms: 5

Property Type: House Land Size: 800 sqm approx Agent Comments



18 Mahon Av KENNINGTON 3550 (REI/VG)

3





Price: \$390,000 Method: Private Sale Date: 03/07/2019

Rooms: 5

Property Type: House Land Size: 639 sqm approx Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and d