
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 Sherwood Drive, Flora Hill VIC 3550

Indicative selling price

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

\$395,000 - \$420,000

Median sale price

Median price

\$350,000

House

X

Suburb or
locality

Flora Hill

Period - From

Nov 30 th 2018

to

Dec 19 th 2018

Source

www.realestate.com.au
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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. 17 Derby Grove, Flora Hill VIC 3550	\$411,000	Nov 16 th 2018
2. 16 Wirth Street, Flora Hill VIC 3550	\$422,000	Mar 29 th 2018
3. 30 Palm Avenue, Spring Gully VIC 3550	\$436,000	May 18 th 2018

Property data source: www.rpdata.com.au Generated on Dec 19th 2018.

Additional information about comparable sales.



Flora Hill 17 Derby Grove

3 BED 2 BATH 1 CAR

METHOD Private
TYPE House
LAND 951m2



Flora Hill 16 Wirth Street

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 812m2



Spring Gully 30 Palm Avenue

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 735m2

Property data source: www.rpdata.com.au Generated on Dec 19th 2018.