

## 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)

3 Retreat Road, Flora Hill VIC 3550

**Indicative selling price** (For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting))

Range Between: \$380,000 & \$390,000

### Median sale price

Property Type: House

Suburb: Flora Hill

Period – From: February 2020

to: January 2021

Median Price: \$390,000

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
170 Neale Street, Flora Hill VIC 3550	\$380,000	26/03/2020
217 Neale Street, Flora Hill VIC 3550	\$390,000	04/10/2020
20 Ewing Court, Flora Hill VIC 3550	\$367,000	27/10/2020

This statement of Information was prepared on: 18/02/2021