

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

7 Osborne Street, Flora Hill VIC 3550

Indicative selling price

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

Range Between

\$310,000 & \$330,000

Median sale price

Median Price

\$351,250

House

☒

or locality

Suburb

Flora Hill

Period - From

Jan 2018

to

Jul 2018

Source

Pricefinder

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	1 Ellis St, Flora Hill VIC 3550	\$340,000	09/06/2017
2	2 Wallace Ave, Flora Hill VIC 3550	\$325,000	07/07/2017
3	6 Cook St, Flora Hill VIC 3550	\$315,500	26/02/2018