

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 SOMERVILLE STREET, FLORA HILL,

3 2 2

Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (House)

\$525,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



8 ELLIS ST, FLORA HILL, VIC 3550

2 1 2

Sale Price

\$480,000

Sale Date: 16/07/2024

Distance from Property: 225m



22 EWING CRT, FLORA HILL, VIC 3550

3 1 1

Sale Price

\$515,000

Sale Date: 19/04/2024

Distance from Property: 392m



2 CARTER ST, FLORA HILL, VIC 3550

3 1 2

Sale Price

\$510,000

Sale Date: 06/03/2024

Distance from Property: 553m

This report has been compiled on 29/10/2024 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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