

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 1/78 Somerville Street, Flora Hill VIC 3550

Indicative selling price

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

\$305,000

Median sale price

Median price \$332,000 House ☒ Suburb or locality Flora Hill
Period - From March 12th 2018 to March 22nd 2018 Source www.realestate.com.au

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. 3/3 Leigh Avenue, Kennington VIC 3550	\$315,000	19/07/17
2. 3/17 Spring Gully Road, Quarry Hill VIC 3550	\$282,000	24/01/18
3. 2/74 Somerville Street, Flora Hill VIC 3550	\$295,000	28/04/17

Property data source: www.rpdata.com.au. Generated on 22/03/18

Additional information about comparable sales.



Kennington 3/3 Leigh Avenue

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE Unit
LAND Approx. 143m2



Quarry Hill 3/17 Spring Gully Road

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 251m2



Flora Hill 2/74 Somerville Street

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 221m2