### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	12 Houston Street, Flora Hill Vic 3550
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$695,000 & \$740,000	Range between	\$695,000	&	\$740,000
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#### Median sale price

Median price	\$530,000	Pro	perty Type	House		Suburb	Flora Hill
Period - From	19/05/2021	to	18/05/2022		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* 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.

Ad	dress of comparable property	Price	Date of sale
1	50 Ellis St FLORA HILL 3550	\$751,000	12/04/2022
2	196 King St BENDIGO 3550	\$740,000	06/05/2022
3	106 Retreat Rd SPRING GULLY 3550	\$725,000	11/03/2022

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/05/2022 08:27













Property Type: House (Res) Land Size: 527 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$695,000 - \$740,000 **Median House Price** 19/05/2021 - 18/05/2022: \$530,000

# Comparable Properties



50 Ellis St FLORA HILL 3550 (REI)



Price: \$751,000 Method: Private Sale Date: 12/04/2022 Property Type: House

Land Size: 825.30 sqm approx

**Agent Comments** 



196 King St BENDIGO 3550 (REI)

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Agent Comments

Price: \$740,000 Method: Private Sale Date: 06/05/2022 Property Type: House Land Size: 400 sqm approx



106 Retreat Rd SPRING GULLY 3550 (REI/VG)

Price: \$725.000

Method: Private Sale Date: 11/03/2022 Property Type: House Land Size: 692 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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