

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 10 HAMMER STREET, FLORA HILL, VIC







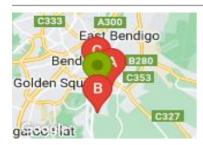
**Indicative Selling Price** 

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

Single Price:

\$625,000

### **MEDIAN SALE PRICE**



## FLORA HILL, VIC, 3550

**Suburb Median Sale Price (House)** 

\$552,625

01 October 2021 to 30 September 2022

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 agent's representative considers to be most comparable to the property for sale.



33 HOULAHAN ST, KENNINGTON, VIC 3550







Sale Price

\$615,000

Sale Date: 31/08/2022

Distance from Property: 776m





21 PALM AVE, SPRING GULLY, VIC 3550







Sale Price

\*\$610,000

Sale Date: 28/10/2022

Distance from Property: 1.4km





159 WILLIAMSON ST, KENNINGTON, VIC 3550 🕮 3 🕒 1







**Sale Price** 

\$610,000

Sale Date: 22/06/2022

Distance from Property: 887m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

Address Including suburb and	10 HAMMER STREET, ELORA HILL, VIC 3550
postcode	

### Indicative selling price

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Single Price:	\$625,000

### Median sale price

Median price	\$552,625	Property type	House	Suburb	FLORA HILL
Period	01 October 2021 to 30 2022	September	Source	P	oricefinder

#### 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
33 HOULAHAN ST, KENNINGTON, VIC 3550	\$615,000	31/08/2022
21 PALM AVE, SPRING GULLY, VIC 3550	*\$610,000	28/10/2022
159 WILLIAMSON ST, KENNINGTON, VIC 3550	\$610,000	22/06/2022

This Statement of Information was prepared on:

09/12/2022

