

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 SHERWOOD DRIVE FLORA HILL VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Flora Hill

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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.

Address of comparable property

Price

Date of sale

2 JOSHUA COURT SPRING GULLY VIC 3550	\$675,000	29-Jan-22
1 GRAHAM CLOSE FLORA HILL VIC 3550	\$630,000	30-Nov-21
36 MARNIE ROAD KENNINGTON VIC 3550	\$685,000	04-Jun-21

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: 23 May 2022



2 JOSHUA COURT SPRING GULLY VIC 3550

Sold Price

\$675,000

Sold Date

29-Jan-22


4



2



2

Distance

-



1 GRAHAM CLOSE FLORA HILL VIC 3550

Sold Price

\$630,000

Sold Date

30-Nov-21


4



2



2

Distance

0.11km


36 MARNIE ROAD KENNINGTON VIC 3550

Sold Price

\$685,000

Sold Date

04-Jun-21


4



2



2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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