

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

1 BRYDEN COURT 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Flora Hill

Period-from

01 Aug 2022

to

31 Jul 2023

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

9 MONREITH AVENUE FLORA HILL VIC 3550	\$580,000	08-Sep-22
25 DRECHSLER STREET FLORA HILL VIC 3550	\$490,000	24-May-22
63 CURTIN STREET FLORA HILL VIC 3550	\$563,500	04-May-22

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: 16 August 2023



**9 MONREITH AVENUE FLORA HILL
VIC 3550**

Sold Price

\$580,000

Sold Date

08-Sep-22



4



1



2

Distance

0.06km



**25 DRECHSLER STREET FLORA
HILL VIC 3550**

Sold Price

\$490,000

Sold Date

24-May-22



3



1



1

Distance

0.13km



**63 CURTIN STREET FLORA HILL
VIC 3550**

Sold Price

\$563,500

Sold Date

04-May-22



3



1



2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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