

# 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 or  
locality and postcode

9 Lorne Terrace, Flora Hill Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$439,000

#### Median sale price

Median price \$340,367 House ☒ Unit ☐ Suburb or locality Flora Hill

Period - From 01/01/2018 to 31/12/2018 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 eighteen 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	2/44a Curtin St FLORA HILL 3550	\$434,000	05/02/2019
2	1/44a Curtin St FLORA HILL 3550	\$420,000	19/10/2018
3	9a Holt St BENDIGO 3550	\$405,000	18/07/2018

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 eighteen months.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 203 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$439,000

**Median House Price**  
Year ending December 2018: \$340,367

## Comparable Properties



**2/44a Curtin St FLORA HILL 3550 (REI/VG)**

**Agent Comments**



**Price:** \$434,000  
**Method:** Private Sale  
**Date:** 05/02/2019  
**Rooms:** 5  
**Property Type:** House



**1/44a Curtin St FLORA HILL 3550 (REI/VG)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 19/10/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 267 sqm approx



**9a Holt St BENDIGO 3550 (REI)**

**Agent Comments**



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 18/07/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Single)