

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

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

Property o	ffered	for	sale
------------	--------	-----	------

Address	9 Lorne Terrace, Flora Hill Vic 3550			
Including suburb or				
locality andpostcode				

#### Indicative selling price

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

Single price \$439,000

#### Median sale price

Median price	\$340,367	Hou	ise X	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.

Account - Dungey Carter Ketterer | P: 03 5440 5000





Generated: 02/04/2019 09:40



Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au

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

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









Property Type: Land Land Size: 203 sqm approx

**Agent Comments** 



### Comparable Properties



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





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

Property Type: House

**Agent Comments** 









Agent Comments



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



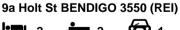


Price: \$420,000 Method: Private Sale Date: 19/10/2018

Rooms: 5

Property Type: Townhouse (Single) Land Size: 267 sqm approx





Agent Comments



Price: \$405,000 Method: Private Sale Date: 18/07/2018

Rooms: 4

Property Type: Townhouse (Single)

Account - Dungey Carter Ketterer | P: 03 5440 5000

