

STATEMENT OF INFORMATION

153 OSBORNE STREET, FLORA HILL, VIC 3550 PREPARED BY BRIOHNY MITCHELL, PRD NATIONWIDE BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



153 OSBORNE STREET, FLORA HILL,







Indicative Selling Price

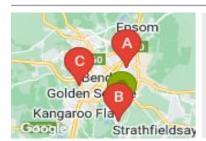
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$410,000 to \$450,000

Provided by: Briohny Mitchell, PRD Nationwide Bendigo

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (Vacant Land)

\$200,000

01 January 2022 to 31 December 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.



129 MURPHY ST, EAST BENDIGO, VIC







Sale Price

\$485,000

Sale Date: 29/09/2021

Distance from Property: 4.9km













\$450,000

Sale Price

Sale Date: 12/11/2021

Distance from Property: 1.4km





60-66 EMMETT ST, GOLDEN SQUARE, VIC







Sale Price

\$500,000

Sale Date: 18/02/2022

Distance from Property: 5.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address Including suburb and

153 OSBORNE STREET, FLORA HILL, VIC 3550

Indicative selling price

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

Price Range: \$410,000 to \$450,000

Median sale price

Median price	\$200,000	Property type	Vacant Land	Suburb	FLORA HILL
Period	01 January 2022 to 31 December 2022		Source		pricefinder

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	Price	Date of sale
129 MURPHY ST, EAST BENDIGO, VIC 3550	\$485,000	29/09/2021
39 BROAD PDE, SPRING GULLY, VIC 3550	\$450,000	12/11/2021
60-66 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$500,000	18/02/2022

This Statement of Information was prepared

16/01/2023

