

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

3 Lorne Terrace, 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)

Range between \$550,000 & \$585,000

Median sale price

Median price

\$535,500

Property type

Townhouse

Suburb

Flora Hill

Period - From

6th April 2021

to

6th April 2022

Source

Realestate.com.au

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 property | Price | Date of sale |
|---|------------|--------------------------------|
| 1 7C Wirth Street, Flora Hill, Vic 3550 | \$ 580,000 | 31 st March 2022 |
| 2 9C Wirth Street, Flora Hill, Vic 3550 | \$ 580,000 | 15 th February 2022 |
| 3 15 Wirth Street, Flora Hill, Vic 3550 | \$ 605,000 | 2 nd February 2022 |

This Statement of Information was prepared on: 22nd April 2022