

## 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

2A Houston Street, 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) (\*Delete single price or range as applicable)

Range between \$340,000 & \$360,000

### Median sale price

Median price

\$452,000

Property type

Unit

Suburb

Flora Hill

Period - From

30<sup>th</sup> August 2022

to

30<sup>th</sup> July 2023

Source

Realestate.com.au

### Comparable property sales

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

2/32 Arnold Street, Bendigo	\$360,000	19/04/2023
5/8 Clarke Street, Kennington	\$315,000	05/04/2023
1/28 Townsend Street, Flora Hill	\$342,000	13/09/2022

This Statement of Information was prepared on: 04<sup>th</sup> August 2023