

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 and
postcode

2 DAVEY CLOSE 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)

Single Price

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,750

Property type

House

Suburb

Flora Hill

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 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

14 DERBY GROVE FLORA HILL VIC 3550	\$555,000	30-Nov-21
23 PLANTE COURT STRATHDALE VIC 3550	\$545,000	30-Nov-22
12 PARR COURT STRATHDALE VIC 3550	\$552,000	07-Oct-22

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 18 months.

This Statement of Information was prepared on: 01 February 2023



14 DERBY GROVE FLORA HILL VIC 3550 Sold Price **\$555,000** Sold Date **30-Nov-21**

 3  1  1

Distance **0.38km**



23 PLANTE COURT STRATHDALE VIC 3550 Sold Price ^{RS} **\$545,000** Sold Date **30-Nov-22**

 3  1  2

Distance **2km**



12 PARR COURT STRATHDALE VIC 3550 Sold Price **\$552,000** Sold Date **07-Oct-22**

 3  2  2

Distance **3.69km**

RS = Recent sale **UN** = Undisclosed Sale

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