

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

179 Neale Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$419,000 & \$449,000

Median sale price

Median price \$565,000

Property Type House

Suburb Flora Hill

Period - From 01/04/2023

to 30/06/2023

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 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	1/152 Harley St STRATHDALE 3550	\$450,000	04/07/2023
2	20 Albion St KENNINGTON 3550	\$445,000	07/08/2023
3	66 Day St EAST BENDIGO 3550	\$435,000	15/08/2023

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:

13/10/2023 14:08



2
 1
 1

Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$419,000 - \$449,000

Median House Price

June quarter 2023: \$565,000

Comparable Properties



1/152 Harley St STRATHDALE 3550 (REI/VG)

Agent Comments

2
 1
 1

Price: \$450,000

Method: Private Sale

Date: 04/07/2023

Property Type: House

Land Size: 201 sqm approx



20 Albion St KENNINGTON 3550 (REI)

Agent Comments

2
 1
 2

Price: \$445,000

Method: Private Sale

Date: 07/08/2023

Property Type: House

Land Size: 461 sqm approx



66 Day St EAST BENDIGO 3550 (REI/VG)

Agent Comments

2
 1
 2

Price: \$435,000

Method: Private Sale

Date: 15/08/2023

Property Type: House

Land Size: 532 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000