

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

40 Curtin Street, Flora Hill Vic 3550

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$310,000 - \$330,000

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### Median sale price

Median Price \$345,000 | House | Flora Hill

Period – From 15<sup>th</sup> October 2017 to 15<sup>th</sup> October 2018 Source – RPdata

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### 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
7 Wallace Avenue, Flora Hill Vic 3550	\$310,000	06/12/2017
53 Retreat Road, Spring Gully Vic 3550	\$325,000	02/03/2018
31 Ellis Street, Flora Hill Vic 3550	\$340,000	26/06/2017