

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)

216 Neale Street, Flora Hill VIC 3550

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$395,000 & \$410,000

Median sale price

Property Type: House

Suburb: Flora Hill

Period – From: December 2019

to: November 2020

Median Price: \$390,000

Source: Corelogic

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
217 Neale St, Flora Hill VIC 3550	\$390,000	04/10/2020
96 Sommerville St, Flora Hill VIC 3550	\$395,000	05/02/2021
5 Pleasant Vale Cr, Flora Hill VIC 3550	\$395,000	08/07/2020

This statement of Information was prepared on: 09/03/2021