

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

38 HAMMER STREET 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,750

Property type

House

Suburb

Flora Hill

Period-from

01 Jan 2022

to

31 Dec 2022

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

40 HAMMER STREET FLORA HILL VIC 3550	\$485,000	12-Aug-22
32 ELLIS STREET FLORA HILL VIC 3550	\$440,000	30-Aug-22
8 ELLIS STREET FLORA HILL VIC 3550	\$460,000	23-Dec-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: 30 January 2023



Real Estate

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**40 HAMMER STREET FLORA HILL
VIC 3550**

3 1 1

Sold Price

\$485,000

Sold Date

12-Aug-22

Distance

0.02km



**32 ELLIS STREET FLORA HILL VIC
3550**

3 1 5

Sold Price

\$440,000

Sold Date

30-Aug-22

Distance

0.11km



**8 ELLIS STREET FLORA HILL VIC
3550**

2 1 2

Sold Price

^{RS} **\$460,000**

Sold Date

23-Dec-22

Distance

0.3km



**3 WALLACE AVENUE FLORA HILL
VIC 3550**

3 1 1

Sold Price

\$467,500

Sold Date

06-Oct-22

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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