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

63 CURTIN STREET FLORA HILL VIC 3550

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	′ ກວ. ເບບບບ	&	\$550,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$500,000	Property type	House	Suburb	Flora Hill				

31 Mar 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2021

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.

to

Address of comparable property	Price	Date of sale	
71 CURTIN STREET FLORA HILL VIC 3550	\$515,000	02-Mar-22	
41 RACE STREET FLORA HILL VIC 3550	\$572,000	20-Dec-21	
11 WIRTH STREET FLORA HILL VIC 3550	\$545,000	09-Dec-21	

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: 21 April 2022



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consumer.vic.gov.au



Gavin Butler

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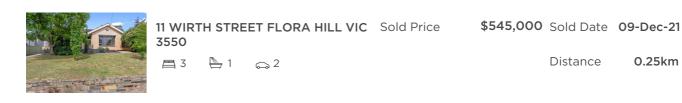
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0	71 CURTIN STREET FLORA HILL VIC 3550			Sold Price	\$515,000	Sold Date	02-Mar-22
	่ 貫 3	2 🚔	5			Distance	0.1km



41 RACE STREET FLORA HILL VIC 3550			ET FLORA HILL VIC	Sold Price	\$572,000	Sold Date	20-Dec-21
1	= 3	1	⇔ 2			Distance	0.13km



RS = Recent sale UN = Undisclosed Sale

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