

# 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

1/85 Havlin Street East, Flora Hill Vic 3550

### Indicative selling price

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

Single price \$329,000

### Median sale price

Median price \$459,500

Property Type Unit

Suburb Flora Hill

Period - From 28/07/2022

to 27/07/2023

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 | 3/45 Glencoe St KENNINGTON 3550 | \$310,000 | 14/04/2022   |
| 2 | 5/6 Minto St QUARRY HILL 3550   | \$315,000 | 19/04/2023   |
| 3 | 8/23 Hallam St QUARRY HILL 3550 | \$330,000 | 15/03/2022   |

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:

28/07/2023 15:53



1 1 2

Rooms: 2  
Property Type: Unit  
Agent Comments

Indicative Selling Price

\$329,000

Median Unit Price

28/07/2022 - 27/07/2023: \$459,500

## Comparable Properties



3/45 Glencoe St KENNINGTON 3550 (REI/VG)

Agent Comments

1 1 1

Price: \$310,000  
Method: Private Sale  
Date: 14/04/2022  
Property Type: Unit



5/6 Minto St QUARRY HILL 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$315,000  
Method: Private Sale  
Date: 19/04/2023  
Property Type: Unit  
Land Size: 98 sqm approx



8/23 Hallam St QUARRY HILL 3550 (VG)

Agent Comments

2 - -

Price: \$330,000  
Method: Sale  
Date: 15/03/2022  
Property Type: Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000