

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

11 Davey Close, Flora Hill Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$345,000

&

\$375,000

Median sale price

Median price \$377,000

Property Type House

Suburb Flora Hill

Period - From 01/10/2019

to

31/12/2019

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.

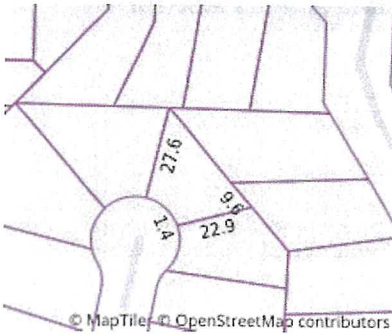
	Address of comparable property	Price	Date of sale
1	11 Nish St FLORA HILL 3550	\$377,000	13/12/2019
2	1 Biggs Ct FLORA HILL 3550	\$372,000	18/11/2019
3	6 Emma PI QUARRY HILL 3550	\$350,000	27/08/2019

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:

06/02/2020 14:28



Property Type: House (Previously Occupied - Detached)
Land Size: 548 sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$375,000
Median House Price
December quarter 2019: \$377,000

Comparable Properties



11 Nish St FLORA HILL 3550 (REI)

[Agent Comments](#)



Price: \$377,000
Method: Private Sale
Date: 13/12/2019
Rooms: 4
Property Type: House
Land Size: 786 sqm approx



1 Biggs Ct FLORA HILL 3550 (VG)

[Agent Comments](#)



Price: \$372,000
Method: Sale
Date: 18/11/2019
Property Type: House (Res)
Land Size: 800 sqm approx



6 Emma Pl QUARRY HILL 3550 (REI/VG)

[Agent Comments](#)



Price: \$350,000
Method: Private Sale
Date: 27/08/2019
Rooms: 4
Property Type: House
Land Size: 725 sqm approx