

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

12 Houston Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$695,000 & \$740,000

Median sale price

Median price \$530,000

Property Type House

Suburb Flora Hill

Period - From 19/05/2021

to 18/05/2022

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	50 Ellis St FLORA HILL 3550	\$751,000	12/04/2022
2	196 King St BENDIGO 3550	\$740,000	06/05/2022
3	106 Retreat Rd SPRING GULLY 3550	\$725,000	11/03/2022

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:

19/05/2022 08:27



Property Type: House (Res)

Land Size: 527 sqm approx

Agent Comments

Indicative Selling Price

\$695,000 - \$740,000

Median House Price

19/05/2021 - 18/05/2022: \$530,000

Comparable Properties



50 Ellis St FLORA HILL 3550 (REI)

Agent Comments



Price: \$751,000

Method: Private Sale

Date: 12/04/2022

Property Type: House

Land Size: 825.30 sqm approx



196 King St BENDIGO 3550 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 06/05/2022

Property Type: House

Land Size: 400 sqm approx



106 Retreat Rd SPRING GULLY 3550 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 11/03/2022

Property Type: House

Land Size: 692 sqm approx

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