

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

13 Hesse Avenue, Flora Hill Vic 3550

Indicative selling price

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

Single price \$225,000

Median sale price

Median price \$185,000

Property Type Vacant land

Suburb Flora Hill

Period - From 18/06/2019

to 17/06/2020

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	43 Hesse Av FLORA HILL 3550	\$230,000	02/07/2019
2	27 Hesse Av FLORA HILL 3550	\$222,500	13/05/2019
3	13 Hesse Av FLORA HILL 3550	\$205,000	28/06/2019

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:

18/06/2020 11:15



Property Type: Land
Land Size: 1501 sqm approx
Agent Comments

Indicative Selling Price
\$225,000

Median Land Price
18/06/2019 - 17/06/2020: \$185,000

Comparable Properties

43 Hesse Av FLORA HILL 3550 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 02/07/2019
Property Type: Land
Land Size: 841 sqm approx

27 Hesse Av FLORA HILL 3550 (VG)

Agent Comments



Price: \$222,500
Method: Sale
Date: 13/05/2019
Property Type: Land
Land Size: 853 sqm approx

13 Hesse Av FLORA HILL 3550 (VG)

Agent Comments



Price: \$205,000
Method: Sale
Date: 28/06/2019
Property Type: Land
Land Size: 700 sqm approx