

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality
and postcode

14 Race Street, Flora Hill VIC 3550

Indicative selling price

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

Land	Lower price		Higher price
14 Race Street, Flora Hill VIC 3550	\$230,000	&	\$250,000
14A Race Street, Flora Hill VIC 3550	\$230,000	&	\$250,000
16 Race Street, Flora Hill VIC 3550	\$230,000	&	\$250,000
5 Flora Lane, Flora Hill VIC 3550	\$230,000	&	\$250,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 26/03/2025