

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

2/37 Race Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$395,000

&

\$425,000

Median sale price

Median price \$459,500

Property Type Unit

Suburb Flora Hill

Period - From 27/07/2022

to

26/07/2023

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	1/1 Nandina Ct STRATHDALE 3550	\$420,000	20/04/2023
2	3/1 Holland Ct KENNINGTON 3550	\$420,000	14/02/2023
3	6/20 Glencoe St KENNINGTON 3550	\$400,000	26/05/2023

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:

27/07/2023 10:40



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

27/07/2022 - 26/07/2023: \$459,500

Comparable Properties



1/1 Nandina Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 20/04/2023
Property Type: Unit
Land Size: 352 sqm approx



3/1 Holland Ct KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 14/02/2023
Property Type: Unit



6/20 Glencoe St KENNINGTON 3550 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 26/05/2023
Property Type: Unit
Land Size: 150 sqm approx

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