

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

26 Sharon Street, Flora Hill Vic 3550

Indicative selling price

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

Single price

\$468,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Flora Hill

Period - From

01/04/2021

to

30/06/2021

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	5/35 Strickland Rd EAST BENDIGO 3550	\$480,000	19/08/2021
2	2/9 Alamein Ct GOLDEN SQUARE 3555	\$470,000	05/08/2021
3	1 Coralee Pl GOLDEN SQUARE 3555	\$467,496	13/09/2021

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:

21/09/2021 12:50



Property Type:

Agent Comments

Comparable Properties



5/35 Strickland Rd EAST BENDIGO 3550 (REI) Agent Comments



Price: \$480,000

Method: Private Sale

Date: 19/08/2021

Property Type: House

Land Size: 340 sqm approx



2/9 Alamein Ct GOLDEN SQUARE 3555 (REI) Agent Comments



Price: \$470,000

Method: Private Sale

Date: 05/08/2021

Property Type: Unit



1 Coralee Pl GOLDEN SQUARE 3555 (REI) Agent Comments



Price: \$467,496

Method: Private Sale

Date: 13/09/2021

Property Type: House

Land Size: 564 sqm approx