

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3 Florentino Close, Hidden Valley

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$550,000

### Median sale price

Median price \$445,000

Property type Unit

Suburb Wallan

Period - From August 2023

to

July 2024

Source [www.realestate.com.au](https://www.realestate.com.au)

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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. 30 Castellina Crescent, Hidden Valley	\$620,000	19.07.2024
2. 1 Carrara Way, Hidden Valley	\$610,000	30.06.2024
3. 34 Castellina Crescent, Hidden Valley	\$640,000	01.06.2024

This Statement of Information was prepared on: 09.08.2024