

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

33 Ellis Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$390,000

&

\$410,000

Median sale price

Median price \$357,100

Property Type House

Suburb Flora Hill

Period - From 01/07/2018

to

30/06/2019

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.

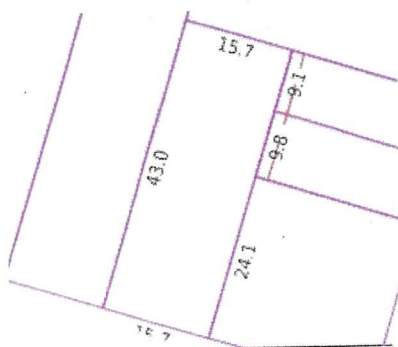
Address of comparable property		Price	Date of sale
1	2 Butcher St STRATHDALE 3550	\$410,000	14/06/2019
2	16 Bolton Dr KENNINGTON 3550	\$392,000	03/05/2019
3	18 Mahon Av KENNINGTON 3550	\$390,000	03/07/2019

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:

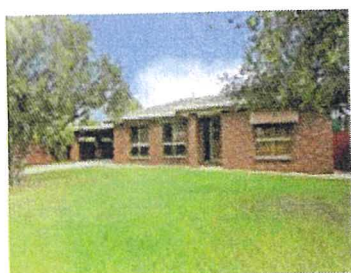
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Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median House Price
Year ending June 2019: \$357,100

Comparable Properties



2 Butcher St STRATHDALE 3550 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 14/06/2019
Property Type: House (Res)
Land Size: 656 sqm approx



16 Bolton Dr KENNINGTON 3550 (RE/VG)

Agent Comments



Price: \$392,000
Method: Private Sale
Date: 03/05/2019
Rooms: 5
Property Type: House
Land Size: 800 sqm approx



18 Mahon Av KENNINGTON 3550 (RE/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 03/07/2019
Rooms: 5
Property Type: House
Land Size: 639 sqm approx