

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

35 College Crescent, Flora Hill Vic 3550

Indicative selling price

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

Range between \$449,000 & \$469,000

Median sale price

Median price \$440,000

Property Type House

Suburb Flora Hill

Period - From 03/11/2020

to 02/11/2021

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	1 Coralee PI GOLDEN SQUARE 3555	\$467,496	13/09/2021
2	7 Olympic Pde KANGAROO FLAT 3555	\$465,000	20/10/2021
3	79 Allingham St GOLDEN SQUARE 3555	\$460,000	02/11/2021

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:

03/11/2021 14:11



Property Type: House (Previously Occupied - Detached)
Land Size: 598 sqm approx
Agent Comments

Indicative Selling Price
\$449,000 - \$469,000
Median House Price
03/11/2020 - 02/11/2021: \$440,000

Comparable Properties



1 Coralee PI GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**



Price: \$467,496
Method: Private Sale
Date: 13/09/2021
Property Type: House
Land Size: 564 sqm approx



7 Olympic Pde KANGAROO FLAT 3555 (REI) **Agent Comments**



Price: \$465,000
Method: Private Sale
Date: 20/10/2021
Property Type: House
Land Size: 741 sqm approx



79 Allingham St GOLDEN SQUARE 3555 (REI) **Agent Comments**



Price: \$460,000
Method: Private Sale
Date: 02/11/2021
Property Type: House
Land Size: 658 sqm approx