Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	35 College Crescent, Flora Hill Vic 3550
Including suburb or	
locality and postcode	
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Indicative selling price

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

Range between	\$449,000	&	\$469,000
Tidinge between	Ψ110,000	α	Ψ+00,000

Median sale price

Median price \$440,000	Pro	pperty Type H	louse		Suburb	Flora Hill
Period - From 03/11/2020	to	02/11/2021	So	ource	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

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

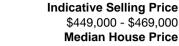
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	03/11/2021 14:11
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03/11/2020 - 02/11/2021: \$440,000



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

Agent Comments

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)

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

Agent Comments

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Price: \$460.000 Method: Private Sale Date: 02/11/2021 Property Type: House Land Size: 658 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



