

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

4/6 Race Street, Flora Hill Vic 3550

Indicative selling price

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

Single price

\$189,000

Median sale price

Median price

\$246,500

Property Type

Unit

Suburb

Flora Hill

Period - From

10/08/2019

to

09/08/2020

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	3/42 Mafeking St KENNINGTON 3550	\$187,000	11/03/2020
2	44/33-53 Mandurang Rd SPRING GULLY 3550	\$185,000	07/05/2020
3	44/33-53 Mandurang Rd SPRING GULLY 3550	\$185,000	30/03/2020

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:

10/08/2020 11:21

4/6 Race Street, Flora Hill Vic 3550



Justin Pell C.A.R.
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1 - 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$189,000

Median Unit Price
10/08/2019 - 09/08/2020: \$246,500

Comparable Properties

3/42 Mafeking St KENNINGTON 3550 (VG)

Agent Comments

1 - -

Price: \$187,000
Method: Sale
Date: 11/03/2020
Property Type: Strata Unit - Conjoined



44/33-53 Mandurang Rd SPRING GULLY 3550 (VG)

Agent Comments

1 - -

Price: \$185,000
Method: Sale
Date: 07/05/2020
Property Type: Retirement Village Individual Flat/Unit



44/33-53 Mandurang Rd SPRING GULLY 3550 (REI)

Agent Comments

1 1 1

Price: \$185,000
Method: Private Sale
Date: 30/03/2020
Rooms: 2
Property Type: Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.