

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 Inorom Place, Flora Hill Vic 3550
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$340,367"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb or locality	<input type="text" value="Flora Hill"/>
Period - From	<input type="text" value="01/01/2018"/>	to	<input type="text" value="31/12/2018"/>	Source	<input type="text" value="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 eighteen 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 27 Elwood Dr STRATHDALE 3550	\$820,000	19/03/2018
2 6 Knox Ct KENNINGTON 3550	\$810,000	21/09/2018
3 11 Stephens Ct STRATHDALE 3550	\$770,000	20/11/2017

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 eighteen months.~~

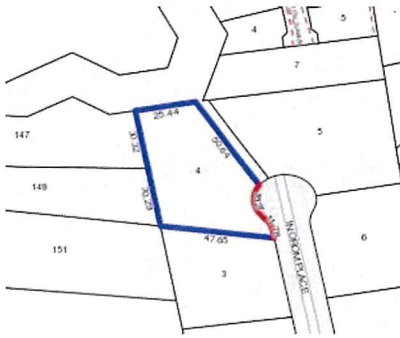
4 Inorom Place, Flora Hill Vic 3550



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Indicative Selling Price
\$795,000 - \$855,000

Median House Price
Year ending December 2018: \$340,367



Rooms:
Property Type:
Agent Comments

Comparable Properties



27 Elwood Dr STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 19/03/2018
Rooms: 6
Property Type: House
Land Size: 1151 sqm approx

6 Knox Ct KENNINGTON 3550 (VG)

Agent Comments



Price: \$810,000
Method: Sale
Date: 21/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 698 sqm approx



11 Stephens Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 20/11/2017
Rooms: 7
Property Type: House
Land Size: 960 sqm approx