

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

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Address	5 College Crescent, Flora Hill Vic 3550
Including suburb or	
locality andpostcode	·

#### Indicative selling price

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

Range between	\$330,000	&	\$350,000

#### Median sale price

Median price	\$340,367	Hou	ıse X	Unit		Suburb or locality	Flora Hill
Period - From	01/01/2018	to	31/12/2018		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	30 Spring Gully Rd QUARRY HILL 3550	\$325,000	10/12/2018
2	18 Shelley St SPRING GULLY 3550	\$325,000	21/12/2018
3	67 Curtin St FLORA HILL 3550	\$337,000	12/12/2017

#### 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.





Account - Dungey Carter Ketterer | P: 03 5440 5000







**Indicative Selling Price** \$330,000 - \$350,000 Median House Price Year ending December 2018: \$340,367

**Property Type: Agent Comments** 

## Comparable Properties



30 Spring Gully Rd QUARRY HILL 3550

(REI/VG)

3





Price: \$325,000 Method: Private Sale Date: 10/12/2018 Rooms: 4

Property Type: House Land Size: 583 sqm approx Agent Comments



18 Shelley St SPRING GULLY 3550 (REI/VG)

3





Price: \$325,000 Method: Private Sale Date: 21/12/2018 Rooms: 4

Property Type: House Land Size: 1059 sqm approx Agent Comments



67 Curtin St FLORA HILL 3550 (REI/VG)

3





**Agent Comments** 

Price: \$337,000 Method: Private Sale Date: 12/12/2017 Rooms: 4

Property Type: House Land Size: 600 sqm approx

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