

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

50 Curtin Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price

Median price \$367,500

Property Type House

Suburb Flora Hill

Period - From 01/01/2019

to 31/12/2019

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 Beech St GOLDEN SQUARE 3555	\$455,000	15/07/2019
2	3 Beech St GOLDEN SQUARE 3555	\$425,000	13/06/2019
3	18 Casey St EAST BENDIGO 3550	\$400,000	25/03/2020

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:

31/03/2020 11:59



4 2 2

Property Type: House
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
Year ending December 2019: \$367,500

Comparable Properties



1 Beech St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

5 2 4

Price: \$455,000
Method: Private Sale
Date: 15/07/2019
Rooms: 7
Property Type: House
Land Size: 986 sqm approx



3 Beech St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

5 2 2

Price: \$425,000
Method: Private Sale
Date: 13/06/2019
Rooms: 6
Property Type: House
Land Size: 995 sqm approx



18 Casey St EAST BENDIGO 3550 (REI)

Agent Comments

2 1 2

Price: \$400,000
Method: Private Sale
Date: 25/03/2020
Rooms: 3
Property Type: House
Land Size: 405 sqm approx