

# 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

63 Ellis Street, Flora Hill Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$425,000

Property Type House

Suburb Flora Hill

Period - From 09/07/2020

to 08/07/2021

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	23 Hill St BENDIGO 3550	\$490,000	29/01/2021
2	60 Keogh Dr SPRING GULLY 3550	\$480,000	21/01/2021
3	74 Condon St KENNINGTON 3550	\$499,600	26/12/2020

**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:

09/07/2021 14:48



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**Property Type:** House  
**Land Size:** 1800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$495,000  
**Median House Price**  
09/07/2020 - 08/07/2021: \$425,000

## Comparable Properties

### 23 Hill St BENDIGO 3550 (VG)

**Agent Comments**

1   -   -

**Price:** \$490,000  
**Method:** Sale  
**Date:** 29/01/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1334 sqm approx

### 60 Keogh Dr SPRING GULLY 3550 (VG)

**Agent Comments**

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**Price:** \$480,000  
**Method:** Sale  
**Date:** 21/01/2021  
**Property Type:** Land  
**Land Size:** 1606 sqm approx



### 74 Condon St KENNINGTON 3550 (VG)

**Agent Comments**

3   -   -

**Price:** \$499,600  
**Method:** Sale  
**Date:** 26/12/2020  
**Property Type:** House (New - Detached)  
**Land Size:** 1640 sqm approx