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	8 Graham Close, Flora Hill Vic 3550	

Including suburb or locality and postcode

Indicative selling price

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

Range between \$445,000 & \$475,000

Median sale price

Median price	\$470,000	Pro	perty Type	House		Suburb	Flora Hill
Period - From	01/04/2021	to	30/06/2021	Sc	ource	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.

Ad	dress of comparable property	Price	02/06/2021	
1	8 Davey CI FLORA HILL 3550	\$470,000		
2	325 Mcivor Rd JUNORTOUN 3551	\$455,000	14/05/2021	
3	10 Jaime Ct SPRING GULLY 3550	\$450,000	08/04/2021	

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:	03/09/2021 14:27









Rooms: 4

Property Type: House Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price \$445,000 - \$475,000 Median House Price June quarter 2021: \$470,000

Comparable Properties



8 Davey CI FLORA HILL 3550 (VG)

3





Agent Comments

Price: \$470,000 Method: Sale Date: 02/06/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 1004 sqm approx

325 Mcivor Rd JUNORTOUN 3551 (REI/VG)

3





Agent Comments





10 Jaime Ct SPRING GULLY 3550 (REI/VG)

3





Agent Comments

Price: \$450,000 Method: Private Sale Date: 08/04/2021 Property Type: House Land Size: 455 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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