

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

8 Graham Close, Flora Hill Vic 3550

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 Property Type House Suburb Flora Hill

Period - From 01/04/2021 to 30/06/2021 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	8 Davey CI FLORA HILL 3550	\$470,000	02/06/2021
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



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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 1 1

Agent Comments

Price: \$455,000
Method: Private Sale
Date: 14/05/2021
Property Type: House
Land Size: 724 sqm approx



10 Jaime Ct SPRING GULLY 3550 (REI/VG)

3 1 1

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