

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

9 Houston Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price \$375,000

Property Type House

Suburb Flora Hill

Period - From 01/07/2020

to 30/09/2020

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	2 Leonard Av FLORA HILL 3550	\$440,000	21/08/2020
2	11 Carolin St FLORA HILL 3550	\$402,000	19/02/2020
3	40 Russell St QUARRY HILL 3550	\$400,000	12/03/2020

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:

10/11/2020 15:57

9 Houston Street, Flora Hill Vic 3550



Marc Cox CAR (REIV)
0419 915 273
marc@dck.com.au



3 1 4

Property Type: House
Land Size: 790 (Approx) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$395,000 - \$425,000
Median House Price
September quarter 2020: \$375,000

Comparable Properties



2 Leonard Av FLORA HILL 3550 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$440,000
Method: Private Sale
Date: 21/08/2020
Rooms: 7
Property Type: House
Land Size: 549 sqm approx



11 Carolin St FLORA HILL 3550 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$402,000
Method: Private Sale
Date: 19/02/2020
Rooms: 4
Property Type: House
Land Size: 770 sqm approx



40 Russell St QUARRY HILL 3550 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$400,000
Method: Private Sale
Date: 12/03/2020
Rooms: 4
Property Type: House
Land Size: 518 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.