

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

202 Neale Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$410,000 & \$451,000

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	39 Race St FLORA HILL 3550	\$435,000	10/03/2021
2	123 Havlin St.E FLORA HILL 3550	\$481,147	05/03/2021
3	7 Margaret Cr FLORA HILL 3550	\$440,000	31/08/2020

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:

25/07/2021 17:38



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Property Type: House (Previously Occupied - Detached)
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$451,000
Median House Price
June quarter 2021: \$470,000

Comparable Properties

39 Race St FLORA HILL 3550 (VG)

Agent Comments

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Price: \$435,000
Method: Sale
Date: 10/03/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 602 sqm approx



123 Havlin St.E FLORA HILL 3550 (REI)

Agent Comments

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Price: \$481,147
Method: Private Sale
Date: 05/03/2021
Property Type: House
Land Size: 678 sqm approx

7 Margaret Cr FLORA HILL 3550 (VG)

Agent Comments

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Price: \$440,000
Method: Sale
Date: 31/08/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 611 sqm approx