

# 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

27 Houlahan 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 \$580,000 & \$638,000

### Median sale price

Median price \$425,000 Property Type House Suburb Flora Hill

Period - From 27/07/2020 to 26/07/2021 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	11 Lucan St BENDIGO 3550	\$707,000	02/07/2021
2	20 Leigh Av KENNINGTON 3550	\$580,000	22/06/2021
3	2/15 Abbott St BENDIGO 3550	\$665,000	26/03/2021

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:

27/07/2021 12:04

 3  3  2

**Property Type:** Townhome

**Land Size:** 235 sqm approx

Agent Comments

**Indicative Selling Price**

\$580,000 - \$638,000

**Median House Price**

27/07/2020 - 26/07/2021: \$425,000

## Comparable Properties



**11 Lucan St BENDIGO 3550 (REI)**

Agent Comments

 3  2  2

**Price:** \$707,000

**Method:** Private Sale

**Date:** 02/07/2021

**Property Type:** House

**Land Size:** 284 sqm approx



**20 Leigh Av KENNINGTON 3550 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 22/06/2021

**Property Type:** House

**Land Size:** 220 sqm approx



**2/15 Abbott St BENDIGO 3550 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$665,000

**Method:** Private Sale

**Date:** 26/03/2021

**Property Type:** Townhouse (Single)

**Land Size:** 217 sqm approx