

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 Cook Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$480,000

&

\$528,000

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 eighteen 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	29 Towers St FLORA HILL 3550	\$460,000	07/06/2021
2	128 Spring Gully Rd SPRING GULLY 3550	\$450,000	21/05/2021
3			

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 eighteen months.~~

This Statement of Information was prepared on:

10/09/2021 15:45



Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median House Price
June quarter 2021: \$470,000

Comparable Properties



29 Towers St FLORA HILL 3550 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 07/06/2021
Property Type: Land
Land Size: 1117 sqm approx

128 Spring Gully Rd SPRING GULLY 3550 (VG) Agent Comments



Price: \$450,000
Method: Sale
Date: 21/05/2021
Property Type: Hobby Farm < 20 ha
Land Size: 6021 sqm approx

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 eighteen months.