LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

Prepared on 10 Apr 2018

Paul Dalton
M 0417502201
E Paul@goggin.com.au

OTHER Offered for Sale

108 Neale Street Flora Hill VIC 3550

- - -

Indicative Selling Price

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

Range between $444,000 & $460,000

Median Sale Price

$330,000 Others in Flora hill between Apr 2017 - Mar 2018
Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



29 Somerville Street Flora Hill VIC 3550 Sold Price **$485,000** Sold Date **18-Nov-16**
3 2 2 Distance **0.27km**

29A Somerville Street Flora Hill VIC 3550 Sold Price **$485,000** Sold Date **18-Nov-16**
3 - - Distance **0.27km**



12 Curtin Street Flora Hill VIC 3550 Sold Price **$425,000** Sold Date **09-Nov-17**
3 2 2 Distance **0.29km**

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Comparable Property Sales

These are the 3 properties sold within 5 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.



16 Curtin Street Flora Hill VIC 3550 Sold Price **$437,000** Sold Date **02-Jun-17**
3 1 2 Distance **0.29km**



17 Theodore Street Flora Hill VIC 3550 Sold Price **$415,000** Sold Date **30-Nov-16**
3 1 1 Distance **0.29km**

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