

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 Ellis Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$475,000 & \$495,000

Median sale price

Median price \$538,000

Property Type House

Suburb Flora Hill

Period - From 09/06/2021

to 08/06/2022

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	22 Ellis St FLORA HILL 3550	\$595,000	12/11/2021
2	16 Ellis St FLORA HILL 3550	\$551,000	15/12/2021
3	39 Ellis St FLORA HILL 3550	\$430,000	22/04/2021

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:

09/06/2022 11:36



2 1 2

Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$495,000
Median House Price
09/06/2021 - 08/06/2022: \$538,000

Comparable Properties



22 Ellis St FLORA HILL 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$595,000
Method: Private Sale
Date: 12/11/2021
Property Type: House
Land Size: 337 sqm approx



16 Ellis St FLORA HILL 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$551,000
Method: Private Sale
Date: 15/12/2021
Property Type: House
Land Size: 642 sqm approx



39 Ellis St FLORA HILL 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$430,000
Method: Private Sale
Date: 22/04/2021
Property Type: House
Land Size: 820 sqm approx

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