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 and postcode	41 Race Street Flora Hill VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$438,750	Property type	House	Suburb	Flora Hill
Period-from	01 Dec 2020	to	30 Nov 2021	Source	Corelogic

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
18 Carolin Street Flora Hill VIC 3550	$520,000	06-Jul-21
11 Leigh Avenue Kennington VIC 3550	$595,000	12-Jul-21
18 Somerville Street Flora Hill VIC 3550	$570,000	10-Jul-21

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: 06 December 2021

LUKE GOGGIN REAL ESTATE

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18 Carolin Street Flora Hill VIC 3550 Sold Price **$520,000** Sold Date **06-Jul-21**

3 2 1 Distance **0.74km**

Notes from your agent

this home has been renovated however, they used a lounge room to make a third bedroom, leaving a very small even tiny lounge/kitchen/dinning

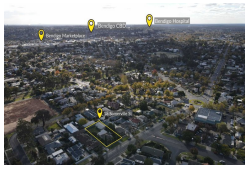


11 Leigh Avenue Kennington VIC 3550 Sold Price **$595,000** Sold Date **12-Jul-21**

3 2 1 Distance **0.76km**

Notes from your agent

we sold this one to the owner who then did carpets paint and renovations to the kitchen, we then sold it and it settled in July 21 at this price



18 Somerville Street Flora Hill VIC 3550 Sold Price **$570,000** Sold Date **10-Jul-21**

3 2 6 Distance **1.01km**

Notes from your agent

house was cosmetically renovated but the kitchen and bath were early 2000 does have excellent shedding

RS = Recent sale **UN** = Undisclosed Sale

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