

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

71 Curtin 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)

Range between \$520,000 & \$550,000

Median sale price

Median price

\$445,000

Property type

House

Suburb

Flora Hill

Period - From

27th October 2020

to

27th October 2021

Source

Realestate.com.au

Comparable property sales

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
4 College Crescent, Flora Hill	\$540,000	14 th October 2021
20 Hammer Street, Flora Hill Vic 3550	\$505,000	11 th October 2021
121 Havlin Street, Flora Hill Vic 3550	\$521,000	28 th September 2021

This Statement of Information was prepared on: 11th November 2021