LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

Prepared on 27 Feb 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

18 Ewing Court Flora Hill VIC 3550

2 1 2

Indicative Selling Price

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

Range between $320,000 & $335,000

Median Sale Price

$340,933 Houses in Flora hill between 01 Feb 2018 - 31 Jan 2019

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.



14 Nish Street Flora Hill VIC 3550 Sold Price **$330,000** Sold Date **19-Feb-18**

3 1 2 Distance **0.12km**



33 Curtin Street Flora Hill VIC 3550 Sold Price Sold Date **08-Jun-18**

3 1 1 Distance **0.23km**



7 Curtin Street Kennington VIC 3550 Sold Price **$325,000** Sold Date **09-Nov-17**

3 1 1 Distance **0.26km**

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

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