

# 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

28 Towers Street, Flora Hill Vic 3550

### Indicative selling price

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

Single price \$\* or range between \$670,000 & \$730,000

### Median sale price

Median price

\$500,000

Property type

House

Suburb

Flora Hill

Period - From

01/04/2021

to

31/03/2022

Source

CoreLogic

### Comparable property sales

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

10 – 12 Shelley Street, Spring Gully Vic 3550	\$730,000	13/12/2021
52A Race Street, Flora Hill Vic 3550	\$652,000	28/11/2021
12 Ellimata Court, Strathdale Vic 3550	\$715,000	24/02/2022

This Statement of Information was prepared on: 22/04/2022