LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1/29 Derby Grove Flora Hill VIC 3550

2 1 1

Indicative Selling Price

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

Range between $259,950 & $269,950

Median Sale Price

$235,000 Units in Flora hill between 01 Oct 2017 - 30 Sep 2018
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.



2/119 Osborne Street Flora Hill VIC 3550 Sold Price **$300,000** Sold Date **29-Aug-18**

3 2 1 Distance **0.37km**



1/54 Keck Street Flora Hill VIC 3550 Sold Price **$280,000** Sold Date **22-Sep-17**

2 1 1 Distance **0.77km**



6 Retreat Road Flora Hill VIC 3550 Sold Price **$250,000** Sold Date **13-Jun-17**

2 1 1 Distance **1.07km**

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