

## 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

### 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  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
 Period-from  to  Source

### 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
9 Lome Terrace Flora Hill VIC 3550	\$412,500	06-Jun-19
7B Wirth Street Flora Hill VIC 3550	\$385,000	06-Sep-18
9D Wirth Street Flora Hill VIC 3550	\$415,000	15-Dec-19

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: 21 February 2020

consumer.vic.gov.au

