

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/75-77 Somerville 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)

Range Between \$230,000 & \$240,000

### Median sale price

Median Price \$287,750

Unit



Suburb  
or locality

Flora Hill

Period - From Jan 2016

to

Jun 2017

Source

Pricefinder

### 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

	Address of comparable property	Price	Date of sale
1	5/81 Osborne St, Flora Hill VIC 3550	\$235,000	10/03/2017
2	8/26 Rodney St, Quarry Hill VIC 3550	\$230,000	22/05/2017
3	3/81 Osborne St, Flora Hill VIC 3550	\$227,500	19/12/2016