

## Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

10/6 Friswell Avenue, 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 \$300,000 & \$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb or locality   
 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
2 Sedgwick Close, Kennington 3550	\$320,000	09/06/2017
3/10 Gordon Street, Spring Gully 3550	\$310,000	25/01/2017
6/1 Curtin Street, Kennington 3550	\$305,000	07/03/2017