

STATEMENT OF INFORMATION

1A HOUSTON STREET, FLORA HILL, VIC 3550

PREPARED BY MATT GRETGRIX , BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A HOUSTON STREET, FLORA HILL, VIC

 3  2  2

Indicative Selling Price

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

Price Range: **\$375,000 to \$390,000**

Provided by: Matt Gretgrix , Bendigo Real Estate

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (House)

\$322,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



13 OSBORNE ST, FLORA HILL, VIC 3550

 3  1  2

Sale Price

\$380,050

Sale Date: 18/02/2017

Distance from Property: 424m



37 JEFFREY AVE, FLORA HILL, VIC 3550

 3  2  2

Sale Price

\$375,000

Sale Date: 28/03/2017

Distance from Property: 878m



21 DERBY GR, FLORA HILL, VIC 3550

 4  2  2

Sale Price

\$382,000

Sale Date: 22/05/2017

Distance from Property: 1.3km



This report has been compiled on 07/02/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

1A HOUSTON STREET, FLORA HILL, VIC 3550

Indicative selling price

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Price Range: \$375,000 to \$390,000

Median sale price

Median price \$322,500

House

Unit

Suburb

FLORA HILL

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
13 OSBORNE ST, FLORA HILL, VIC 3550	\$380,050	18/02/2017
37 JEFFREY AVE, FLORA HILL, VIC 3550	\$375,000	28/03/2017
21 DERBY GR, FLORA HILL, VIC 3550	\$382,000	22/05/2017