

# STATEMENT OF INFORMATION 1/29 DERBY GROVE, FLORA HILL, VIC 3550

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1/29 DERBY GROVE, FLORA HILL, VIC 3550 PREPARED BY PHIL WHITE, PROFESSIONALS BENDIGO, PHONE: 0417 055 950



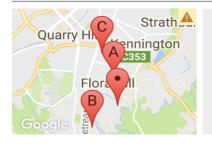


### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



# FLORA HILL, VIC, 3550

Suburb Median Sale Price (Unit)

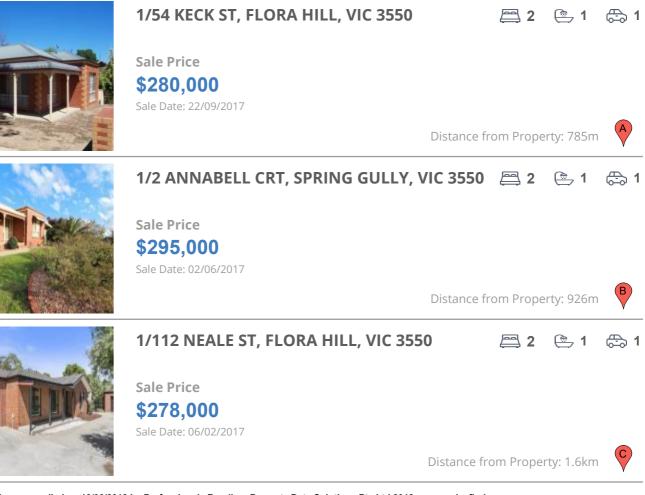
\$239,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 13/06/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 1/29 DERBY GROVE, FLORA HILL, VIC 3550

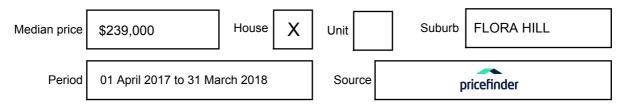
#### Indicative selling price

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

Price Range:

\$275,000 to \$285,000

#### Median sale price



#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
1/54 KECK ST, FLORA HILL, VIC 3550	\$280,000	22/09/2017
1/2 ANNABELL CRT, SPRING GULLY, VIC 3550	\$295,000	02/06/2017
1/112 NEALE ST, FLORA HILL, VIC 3550	\$278,000	06/02/2017