

STATEMENT OF INFORMATION

1/29 DERBY GROVE, FLORA HILL, VIC 3550

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/29 DERBY GROVE, FLORA HILL, VIC

 2  1  1

Indicative Selling Price

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

Price Range: \$275,000 to \$285,000

Provided by: Phil White, Professionals Bendigo

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (Unit)

\$239,000

01 April 2017 to 31 March 2018

Provided by: 

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.



1/54 KECK ST, FLORA HILL, VIC 3550

 2  1  1

Sale Price

\$280,000

Sale Date: 22/09/2017

Distance from Property: 785m 



1/2 ANNABELL CRT, SPRING GULLY, VIC 3550

 2  1  1

Sale Price

\$295,000

Sale Date: 02/06/2017

Distance from Property: 926m 



1/112 NEALE ST, FLORA HILL, VIC 3550

 2  1  1

Sale Price

\$278,000

Sale Date: 06/02/2017

Distance from Property: 1.6km 

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

Median price \$239,000

House

Unit

Suburb

FLORA HILL

Period 01 April 2017 to 31 March 2018

Source

pricfinder

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