

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

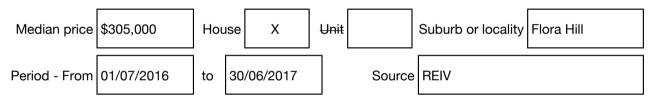
28 College Crescent, Flora Hill Vic 3550

Indicative selling price

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

Range between	\$0	&	\$0
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Median sale price



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 eighteen 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	2 Albion St KENNINGTON 3550	\$170,000	26/04/2017
2	1/35 Murphy St EAST BENDIGO 3550	\$170,000	03/02/2017
3	8 Kristy Dr SPRING GULLY 3550	\$168,000	07/09/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



28 College Crescent, Flora Hill Vic 3550







Rooms: Property Type: Land Land Size: 934 sqm approx Agent Comments Indicative Selling Price \$0 - \$0 Median House Price Year ending June 2017: \$305,000

Comparable Properties

2 Albion St KENNINGTON 3550 (REI/VG)	Agent Comments
Price: \$170,000 Method: Private Sale Date: 26/04/2017 Rooms: - Property Type: Land Land Size: 364 sqm approx	
1/35 Murphy St EAST BENDIGO 3550 (VG) 🛏 - 🙀 - 🏠 -	Agent Comments
Price: \$170,000 Method: Sale Date: 03/02/2017 Rooms: - Property Type: Land Land Size: 858 sqm approx	-
8 Kristy Dr SPRING GULLY 3550 (VG)	Agent Comments
Price: \$168,000 Method: Sale Date: 07/09/2016 Rooms: - Property Type: Land Land Size: 1203 sqm approx	_

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