

## 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 and postcode	28 College Crescent, 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)

Range between	\$0	&	\$0
---------------	-----	---	-----

#### Median sale price

Median price	\$305,000	House	X	Unit		Suburb or locality	Flora Hill
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

#### 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.



**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