

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

2/23 Osborne Street, Flora Hill Vic 3550

Indicative selling price

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

Range between

\$235,000

&

\$245,000

Median sale price*

Median price

House

Unit

Suburb or locality

Flora Hill

Period - From

to

Source

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	6 Retreat Rd FLORA HILL 3550	\$250,000	13/06/2017
2	3/2 Gordon St SPRING GULLY 3550	\$240,000	24/05/2017
3	5/81 Osborne St FLORA HILL 3550	\$235,000	10/03/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
 Property Type:
 Agent Comments

Indicative Selling Price
 \$235,000 - \$245,000
No median price available

This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties

6 Retreat Rd FLORA HILL 3550 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 13/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

3/2 Gordon St SPRING GULLY 3550 (VG)

Agent Comments



Price: \$240,000
Method: Sale
Date: 24/05/2017
Rooms: -
Property Type: Strata Unit - Conjoined



5/81 Osborne St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$235,000
Method: Private Sale
Date: 10/03/2017
Rooms: -
Property Type: Unit