

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 2-14 Jeffrey Avenue, Flora Hill Vic 3550

#### Indicative selling price

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

Single price \$285,000

#### Median sale price

Median price \$305,000 House X Unit Suburb 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 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	37 Jeffrey Av FLORA HILL 3550	\$375,000	20/03/2017
2	16 Jeffrey Av FLORA HILL 3550	\$320,000	01/05/2017
3	1 Cotswold Cr KENNINGTON 3550	\$285,000	21/08/2017

OR

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



**Rooms:**  
**Property Type:** Unit  
**Land Size:** 297 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$285,000  
**Median House Price**  
Year ending June 2017: \$305,000

## Comparable Properties



37 Jeffrey Av FLORA HILL 3550 (REI/VG)

Agent Comments



**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 20/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx

16 Jeffrey Av FLORA HILL 3550 (VG)

Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 01/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 614 sqm approx



1 Cotswold Cr KENNINGTON 3550 (REI)

Agent Comments



**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 21/08/2017  
**Rooms:** 5  
**Property Type:** House