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	11 Wirth Street Flora Hill VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$510,000	&	$550,000

Median sale price

Median price	$438,750	Property type	*House*	Suburb	Flora Hill
Period - From	01/11/2020	to	31/10/2021	Source	Corelogic

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 College Crescent Flora Hill VIC 3350	$540,000	14/10/2021
11 Mahon Avenue Kennington VIC 3350	$577,000	20/10/2021
53 Lowndes Street Kennington VIC 3350	$528,000	01/09/2021

This Statement of Information was prepared on: 19/11/2021