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	32 Ellis Street, Flora Hill VIC 3550

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	$470,000	&	$510,000

Median sale price

Median price	$538,000	Property type	House	Suburb	Flora Hill

Period - From	01-07-2021	to	30-06-2022	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
1 Hamlet Street, Quarry Hill Vic 3550	$510,000	22/06/2022
25 Drechsler Street, Flora Hill Vic 3550	$490,000	24/05/2022
29 Churchhill Avenue, Flora Hill Vic 3550	$480,000	15/03/2022

This Statement of Information was prepared on: 21/07/2022