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	42 Keck 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	$450,000	&	$490,000

Median sale price

Median price	$554,625	Property type	*House*	Suburb	Flora Hill
Period - From	01/01/2022	to	31/12/2022	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
3 Wallace Avenue, Flora Hill Vic 3550	$467,500	06/10/2022
32 Ellis Street, Flora Hill Vic 3550	$440,000	30/08/2022
1 Carter Street, Flora Hill Vic 3550	$493,000	27/06/2022

This Statement of Information was prepared on: 10/01/2023