

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

53 Retreat Road, Flora Hill Vic 3550

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price

Median price

\$336,000

House

X

Unit

Suburb or locality

Flora Hill

Period - From

01/10/2017

to

30/09/2018

Source

REIV

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	3 Cambrian Ct FLORA HILL 3550	\$352,500	25/10/2018
2	30 Spring Gully Rd QUARRY HILL 3550	\$325,000	10/12/2018
3	3 Casey St EAST BENDIGO 3550	\$320,000	12/11/2018

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.

**Rooms:****Property Type:** House (Res)**Land Size:** 570 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median House Price

Year ending September 2018: \$336,000

3 carpeted bedrooms Built in robes Ceiling fans Ducted heating Split system heating/cooling to main Living room Updated Kitchen – gas hotplates, range, electric under bench, dishwasher Floating timber floors to Living, Dining, Kitchen areas Updated Bathroom – large shower, vanity and toilet Laundry – trough, bench, cupboard, 2nd toilet Timber deck for entertaining at rear flows on from smaller second living area Single lock up garage and off street parking for a second vehicle Property is securely fenced Nearby public transport, butcher and baker but no candlestick maker Close to

Comparable Properties

**3 Cambrian Ct FLORA HILL 3550 (VG)**

Agent Comments

**Price:** \$352,500**Method:** Sale**Date:** 25/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 641 sqm approx**30 Spring Gully Rd QUARRY HILL 3550 (REI/VG)**

Agent Comments

**Price:** \$325,000**Method:** Private Sale**Date:** 10/12/2018**Rooms:** 4**Property Type:** House**Land Size:** 583 sqm approx**3 Casey St EAST BENDIGO 3550 (VG)**

Agent Comments

**Price:** \$320,000**Method:** Sale**Date:** 12/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 510 sqm approx