# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

Address	1/22 Somerville Street, Flora Hill Vic 3550
Including suburb or	
locality and postcode	

# Indicative selling price

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

Range between \$335,000 & \$355,000	Range between	\$335,000	&	\$355,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$420,000	Pro	perty Type	Unit		Suburb	Flora Hill
Period - From	01/04/2024	to	31/03/2025	s	ource	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/17 Albion St KENNINGTON 3550	\$350,000	15/04/2025
2	1/20 Keck St FLORA HILL 3550	\$345,000	29/10/2024
3	3/110 Neale St FLORA HILL 3550	\$340,000	21/10/2024

#### 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 18 months.

This Statement of Information was prepared on:	09/05/2025 11:29





Jaylee Dixon 0490035610 office@stepupproperty.com.au

**Indicative Selling Price** \$335,000 - \$355,000 **Median Unit Price** Year ending March 2025: \$420,000



Rooms: 3

Property Type: House Land Size: 180 sqm approx

Agent Comments

# Comparable Properties



4/17 Albion St KENNINGTON 3550 (REI/VG)

2

Price: \$350,000 Method: Private Sale Date: 15/04/2025 Property Type: Unit

**Agent Comments** 



1/20 Keck St FLORA HILL 3550 (REI/VG)

2

Price: \$345,000 Method: Private Sale Date: 29/10/2024 Property Type: House Land Size: 323 sqm approx



**Agent Comments** 

**Agent Comments** 

3/110 Neale St FLORA HILL 3550 (VG)

Price: \$340,000 Method: Sale Date: 21/10/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single

**OYO Unit** 

#### Account - Step Up Property





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.