

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11 Carolin Street, Flora Hill VIC 3550

Indicative selling price

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

Range Between \$375,000 & \$395,000

Median sale price

Median Price \$355,000

House



Suburb
or locality

Flora Hill

Period - From Jan 2019

to

Jul 2019

Source Pricefinder

Comparable Property Sales

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

	Address of comparable property	Price	Date of sale
1	18 Drechsler St, Flora Hill VIC 3550	\$416,000	05/07/2018
2	122 Neale St, Flora Hill VIC 3550	\$399,000	30/01/2019
3	82 Spring Gully Rd, Spring Gully VIC 3550	\$420,000	23/07/2018