



Statement of Information

Sections 47AF of the Estate Agents Act 1980

81 Somerville Street,
FLORA HILL 3550

House



3 beds



2 baths



2 parking

Indicative selling price

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

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

Median sale price

Median **House** for **FLORAHILL** for period **Apr 2017 - Mar 2018**

Sourced from **PriceFinder**.

\$333,500

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

3 Banksia Court,
Kennington 3550

Price **\$352,500** Sold 14
September 2017

7 Willow Drive,
Kennington 3550

Price **\$345,000** Sold 08
February 2016

11 Moog Court,
Strathdale 3550

Price **\$340,000** Sold 25 July
2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

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