

# STATEMENT OF INFORMATION

19 KECK STREET, FLORA HILL, VIC 3550

PREPARED BY WALLACE CAIRNS, PROFESSIONALS BARRISTERS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 KECK STREET, FLORA HILL, VIC 3550**



Indicative Selling Price

For the meaning of this price see [consumer.vic.au/understanding](http://consumer.vic.au/understanding)

Price Range: **\$365,000 to \$395,000**

Provided by: Wallace Cairns, Professionals Bendigo

## MEDIAN SALE PRICE



**FLORA HILL, VIC, 3550**

Suburb Median Sale Price (House)

**\$325,000**

01 October 2016 to 30 September 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**13 OSBORNE ST, FLORA HILL, VIC 3550**



Sale Price

**\$380,050**

Sale Date: 18/02/2017

Distance from Property: 507m



**67 SOMERVILLE ST, FLORA HILL, VIC 3550**



Sale Price

**\$380,000**

Sale Date: 02/1/2016

Distance from Property: 195m



**27 ELLIS ST, FLORA HILL, VIC 3550**



Sale Price

**\$360,000**

Sale Date: 15/02/2016

Distance from Property: 363m



This report has been compiled on 06/10/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 KECK STREET, FLORA HILL, VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$365,000 to \$395,000

### Median sale price

Median price \$325,000

House

Unit

Suburb

FLORA HILL

Period 01 October 2016 to 30 September 2017

Source



### 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
13 OSBORNE ST, FLORA HILL, VIC 3550	\$380,050	18/02/2017
67 SOMERVILLE ST, FLORA HILL, VIC 3550	\$380,000	02/11/2016
27 ELLIS ST, FLORA HILL, VIC 3550	\$360,000	15/02/2016