



Flagstone - Sale Prices (by land size)					
1st December 2012 - 30th November 2013					
Land Size	<= 1000 sqm (¼ acre and under)	1001- 2000 sqm (¼ acre to ½ acre)	2001 - 5999 sqm (½ acre to 1½ acres)	6000 - 16,000 sqm (1½ acres to 4 acres)	Total
Lowest	\$295,000	\$323,500	\$330,000	\$327,500	
Highest	\$425,000	\$518,000	\$519,000	\$550,000	
Average	\$368,000	\$405,000	\$434,000	\$443,000	
Totals	<b>23 Sales</b>	<b>14 Sales</b>	<b>28 Sales</b>	<b>13 Sales</b>	<b>78 Sales</b>

Flagstone - Sale Prices (by house size)					
1st December 2012 - 30th November 2013					
House Size (Bedrooms)	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	Total
Lowest	\$327,500	\$295,000	\$330,000	-	
Highest	\$464,000	\$550,000	\$518,000	-	
Average	\$388,000	\$410,000	\$440,000	-	
Totals	<b>8 Sales</b>	<b>62 Sales</b>	<b>8 Sales</b>	-	<b>78 Sales</b>

#### Other Key Statistics

Average Sale Price of a 3 Bedroom Home on 1200 sqm or less .....	\$388,000
Average Sale Price of a 3 Bedroom Home on 2000 sqm or more ...	\$392,000
Average Sale Price of a 4 Bedroom Home on 1200 sqm or less .....	\$365,000
Average Sale Price of a 4 Bedroom Home on 2000 sqm or more ...	\$440,000
Average Sale Price of a 5 Bedroom Home on 1200 sqm or less .....	\$378,000 (1 sale)
Average Sale Price of a 5 Bedroom Home on 2000 sqm or more ...	\$449,000

Source – RP Data Property System, correct at 10<sup>th</sup> January, 2014. Please note that Elders Real Estate makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and liability (including without limitation, liability or negligence) for all expenses, losses and damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.