Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality andpostcode

2/119 Osborne Street, Flora Hill Vic 3550

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

| Median price | $335,000 | House | X | Unit | | Suburb or locality | Flora Hill |

| Period - From | 01/10/2017 | to | 31/12/2017 | | Source | 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 eighteen 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
1	2/4 Kaye Cr KENNINGTON 3550	$325,000	04/10/2017
2	6/26 Hodgkinson St KENNINGTON 3550	$320,000	11/12/2017
3	6/1 Curtin St KENNINGTON 3550	$305,000	07/03/2017

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 eighteen months.~~

2/119 Osborne Street, Flora Hill Vic 3550

🛏 3   🛁 2   🚗 1

Rooms:
Property Type: Unit

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median House Price
December quarter 2017: $335,000

Comparable Properties

2/4 Kaye Cr KENNINGTON 3550 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $325,000
Method: Private Sale
Date: 04/10/2017
Rooms: 4
Property Type: Unit

Agent Comments

6/26 Hodgkinson St KENNINGTON 3550 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $320,000
Method: Private Sale
Date: 11/12/2017
Rooms: -
Property Type: House

Agent Comments

6/1 Curtin St KENNINGTON 3550 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $305,000
Method: Private Sale
Date: 07/03/2017
Rooms: 5
Property Type: Unit

Agent Comments