

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 and postcode

1/3 Towers Street, Flora Hill Vic 3550

Indicative selling price

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

Range between

\$240,000

&

\$255,000

Median sale price

Median price

\$305,000

House

X

Unit

Suburb or locality

Flora Hill

Period - From

01/07/2016

to

30/06/2017

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	1/50 Marnie Rd KENNINGTON 3550	\$259,000	09/03/2017
2	1/24 Powells Av STRATHDALE 3550	\$245,000	25/01/2017
3	3/2 Gordon St SPRING GULLY 3550	\$240,000	24/05/2017

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.~~

1/3 Towers Street, Flora Hill Vic 3550



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$240,000 - \$255,000
Median House Price
Year ending June 2017: \$305,000

Comparable Properties



1/50 Marnie Rd KENNINGTON 3550 (VG)

[Agent Comments](#)

2 - -

Price: \$259,000
Method: Sale
Date: 09/03/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



1/24 Powells Av STRATHDALE 3550 (VG)

[Agent Comments](#)

2 - -

Price: \$245,000
Method: Sale
Date: 25/01/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

3/2 Gordon St SPRING GULLY 3550 (VG)

[Agent Comments](#)

2 - -

Price: \$240,000
Method: Sale
Date: 24/05/2017
Rooms: -
Property Type: Strata Unit - Conjoined