# 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

4/50 Houlahan Street, Flora Hill Vic 3550

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$350,000		&		70,000				
Median sale price									
Median price	\$335,000	House	e X	Unit		Suburb or locality	Flora Hill		
Period - From	01/10/2017	to 3	1/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	9/3 Shamrock St GOLDEN SQUARE 3555	\$365,000	17/10/2016
2	3/50 Houlahan St FLORA HILL 3550	\$348,000	22/05/2017
3	2/10 Ligar St KENNINGTON 3550	\$345,000	06/12/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$350,000 - \$370,000 Median House Price December quarter 2017: \$335,000

# **Comparable Properties**



9/3 Shamrock St GOLDEN SQUARE 3555 (REI/VG)



Price: \$365,000 Method: Private Sale Date: 17/10/2016 Rooms: 5 Property Type: Flat/Unit/Apartment (Res) Land Size: 300 sqm approx Agent Comments



3/50 Houlahan St FLORA HILL 3550 (REI/VG) Agent Comments



Price: \$348,000 Method: Private Sale Date: 22/05/2017 Rooms: 5 Property Type: Townhouse (Res)



2/10 Ligar St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$345,000 Method: Private Sale Date: 06/12/2017 Rooms: -Property Type: Townhouse (Single) Land Size: 193 sqm approx

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