

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

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

&

\$370,000

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	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.~~

4/50 Houlahan Street, Flora Hill Vic 3550



3 2 2

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)

Agent Comments

3 2 2

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



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

Agent Comments

3 2 2

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

3 1 1

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