

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/21A Nish Street, Flora Hill

Indicative selling price

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

\$210,000

&

\$215,000

Median sale price

Median price \$322,500

House ☒

Suburb or
locality Flora Hill

Period - From January 1st
2018

to January 9th
2018

Source www.realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 2/2 Hallam Street, Flora Hill VIC 3550	\$220,000	14/08/17
2. 1/37 Race Street, Flora Hill VIC 3550	\$225,000	01/08/17
3. 2/9 Jeffrey Avenue, Flora Hill VIC 3550	\$230,000	11/10/17

Additional information about comparable sales.



Flora Hill 2/2 Hallam Street

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE Unit
LAND Approx. 126m2



Flora Hill 1/37 Race Street

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE Unit
LAND Approx. 253m2



Flora Hill 2/9 Jeffrey Avenue

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE Unit
LAND Approx. 298m2