

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 NISH STREET, FLORA HILL, VIC 3550**

 3  1  1

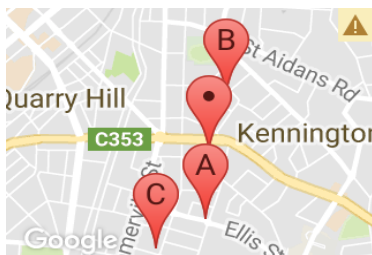
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$260,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

## MEDIAN SALE PRICE



**FLORA HILL, VIC, 3550**

Suburb Median Sale Price (House)

**\$304,500**

01 January 2017 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**35 ELLIS ST, FLORA HILL, VIC 3550**

 3  1  1

### Sale Price

**\*\$280,000**

Sale Date: 01/09/2017

Distance from Property: 490m



**17 CLARKE ST, KENNINGTON, VIC 3550**

 3  1  2

### Sale Price

**\$285,000**

Sale Date: 07/07/2017

Distance from Property: 429m



**17 KECK ST, FLORA HILL, VIC 3550**

 3  1  1

### Sale Price

**\$278,000**

Sale Date: 09/05/2017

Distance from Property: 789m



This report has been compiled on 07/09/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

23 NISH STREET, FLORA HILL, VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$260,000

### Median sale price

Median price

\$304,500

House

X

Unit

Suburb

FLORA HILL

Period

01 January 2017 to 30 June 2017

Source

  
pricefinder

### 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
35 ELLIS ST, FLORA HILL, VIC 3550	*\$280,000	01/09/2017
17 CLARKE ST, KENNINGTON, VIC 3550	\$285,000	07/07/2017
17 KECK ST, FLORA HILL, VIC 3550	\$278,000	09/05/2017