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Statement of Information

5/18A DRECHSLER STREET, FLORA HILL, VIC 3550

Prepared by Di Long, Tweed Sutherland First National Real Estate



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/18A DRECHSLER STREET, FLORA HILL, 2 1 1

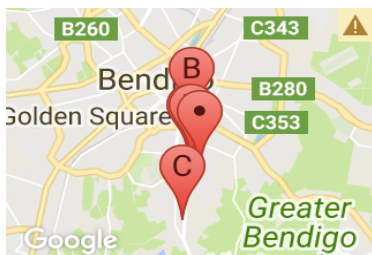
Indicative Selling Price

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

Price Range: **\$200,000 to \$220,000**

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



FLORA HILL, VIC, 3550

Suburb Median Sale Price (Unit)

\$250,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



2/79 SOMERVILLE ST, FLORA HILL, VIC 3550 2 1 1

Sale Price

\$200,000

Sale Date: 16/10/2017

Distance from Property: 322m



2/2 BOAT ST, KENNINGTON, VIC 3550 2 - -

Sale Price

\$215,000

Sale Date: 10/10/2017

Distance from Property: 1.3km



1/165 RETREAT RD, SPRING GULLY, VIC 3550 2 1 1

Sale Price

\$218,000

Sale Date: 03/07/2017

Distance from Property: 1.6km



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6/75 SOMERVILLE ST, FLORA HILL, VIC 3550

2 1 1

Sale Price

\$225,000

Sale Date: 09/10/2017

Distance from Property: 263m



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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

5/18A DRECHSLER STREET, FLORA HILL, VIC 3550

Indicative selling price

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

Price Range:

\$200,000 to \$220,000

Median sale price

Median price

\$250,000

House

Unit

X


Suburb

FLORA HILL

Period

01 January 2017 to 31 December 2017

Source



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
2/79 SOMERVILLE ST, FLORA HILL, VIC 3550	\$200,000	16/10/2017
2/2 BOAT ST, KENNINGTON, VIC 3550	\$215,000	10/10/2017
1/165 RETREAT RD, SPRING GULLY, VIC 3550	\$218,000	03/07/2017
6/75 SOMERVILLE ST, FLORA HILL, VIC 3550	\$225,000	09/10/2017