

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/21a Nish Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$345,000

&

\$365,000

Median sale price

Median price \$360,000

Property Type Unit

Suburb Flora Hill

Period - From 17/03/2021

to

16/03/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/22 Reception Av STRATHDALE 3550	\$365,000	29/11/2021
2	3/8 Tennyson St QUARRY HILL 3550	\$350,000	21/02/2022
3	4/21a Nish St FLORA HILL 3550	\$345,000	08/12/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/03/2022 16:03



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median Unit Price
17/03/2021 - 16/03/2022: \$360,000

Comparable Properties

1/22 Reception Av STRATHDALE 3550 (VG)

Agent Comments

2 - -

Price: \$365,000
Method: Sale
Date: 29/11/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



3/8 Tennyson St QUARRY HILL 3550 (REI)

Agent Comments

2 1 1

Price: \$350,000
Method: Private Sale
Date: 21/02/2022
Property Type: Unit
Land Size: 135 sqm approx



4/21a Nish St FLORA HILL 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$345,000
Method: Private Sale
Date: 08/12/2021
Property Type: Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000