

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 6/26 Townsend Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$199,000 & \$215,000

Median sale price

Median price \$353,750 House X Unit Suburb Flora Hill

Period - From 01/04/2018 to 31/03/2019 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	4/21a Nish St FLORA HILL 3550	\$210,000	06/12/2018
2	5/8 Clarke St KENNINGTON 3550	\$210,000	15/11/2018
3	4/17 Albion St KENNINGTON 3550	\$188,000	08/05/2018

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.

6/26 Townsend Street, Flora Hill Vic 3550



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$199,000 - \$215,000
Median House Price
Year ending March 2019: \$353,750

Comparable Properties



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

Agent Comments



Price: \$210,000
Method: Sale
Date: 06/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

5/8 Clarke St KENNINGTON 3550 (VG)

Agent Comments



Price: \$210,000
Method: Sale
Date: 15/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



4/17 Albion St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$188,000
Method: Private Sale
Date: 08/05/2018
Rooms: 3
Property Type: Unit