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 betweer	\$199,000		&	\$215,000					
Median sale price									
Median price	\$353,750	Hou	se 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.

Ado	dress 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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)



Price: \$210.000 Method: Sale Date: 06/12/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



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)



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

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