

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/18a Dreschler 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)

Range between

\$199,000

&

\$210,000

#### Median sale price\*

Median price

\$237,500

House

Unit

X

Suburb or locality

Flora Hill

Period - From

15/05/2018

to

15/05/2019

Source

REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	2/101 Sternberg St KENNINGTON 3550	\$209,000	14/02/2019
3	6/8 Clarke St KENNINGTON 3550	\$205,000	19/04/2018

OR

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

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 17 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

1/18a Dreschler Street, Flora Hill Vic 3550



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$199,000 - \$210,000  
**Median Unit Price \***  
15/05/2018 - 15/05/2019: \$237,500  
\* Agent calculated median based on 17 sales

## 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)



2/101 Sternberg St KENNINGTON 3550 (VG)

Agent Comments



**Price:** \$209,000  
**Method:** Sale  
**Date:** 14/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 273 sqm approx



6/8 Clarke St KENNINGTON 3550 (VG)

Agent Comments



**Price:** \$205,000  
**Method:** Sale  
**Date:** 19/04/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)