# 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 andpostcode

1/18a Dreschler Street, Flora Hill Vic 3550

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	n \$199,000	&	\$210,000				
Median sale price*							
Median price	\$237,500	House	Unit X S	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.

Add	dress 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.

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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.

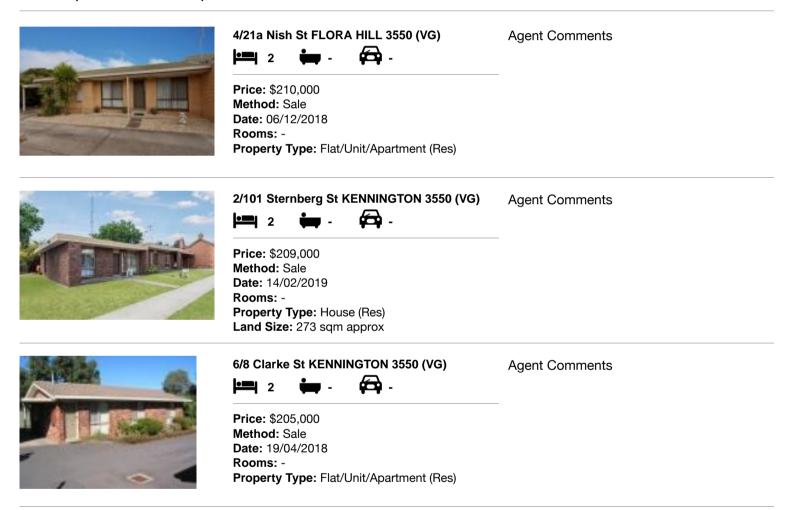


propertydata



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**



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