

Melinda Goggin  
 P 5442 1422  
 M 0438 021 807  
 E melindag@goggin.com.au

Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

13/131 Havlin Street East Flora Hill VIC 3550

3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$349,500

### Median Sale Price

\$235,000 Units in Flora hill between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1/10 Farrington Street Kennington** Sold Price **\$470,000** Sold Date **13-Mar-18**  
 VIC 3550  
 3 2 1 Distance **2.3km**

**3/10 Farrington Street Kennington** Sold Price **\$450,000** Sold Date **23-Oct-18**  
 VIC 3550  
 3 2 1 Distance **2.33km**



**2/10 Farrington Street Kennington** Sold Price **\$470,000** Sold Date **26-Sep-17**  
 VIC 3550  
 3 2 1 Distance **2.34km**

RS = Recent sale      UN = Undisclosed Sale

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