

## Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 3 Creekside Drive Flowerdale 3717

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$79,000 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$50,000 \*House \*Unit Suburb Land - Flowerdale  
Period - From June 17 to June 17 Source RP Data

#### 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
10 Creekside Drive Flowerdale 3717	\$80,000	5/9/17
11 Creekside Drive Flowerdale 3717	\$70,000	12/9/17
39 Creekside Drive Flowerdale 3717	\$60,000	27/5/17

OR

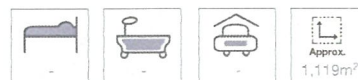
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## ► SOLD PROPERTIES



### 10 Creekside Drive Flowerdale VIC 3717

Sold Price: **\$80,000**  
 Sold Date: **5 Sep 2017**  
 Category: House: Standard  
 Lot Plan: 50/LP79642 FLOWERDALE VIC



Distance: 0.05km

### 11 Creekside Drive Flowerdale VIC 3717

Sold Price: **\$70,000**  
 Sold Date: **12 Sep 2017**  
 Category: House: Standard  
 Lot Plan: 6/LP79642 FLOWERDALE VIC



Distance: 0.06km

### 39 Creekside Drive Flowerdale VIC 3717

Sold Price: **\$60,000**  
 Sold Date: **27 May 2017**  
 Category: House: Standard  
 Lot Plan: 26/LP79642 FLOWERDALE VIC



Distance: 0.28km