Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 33 Creekside Drive, Flowerdale Vic 3717

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$475,000		&		\$495,000			
Median sale p	rice							
Median price	\$700,000	Pro	operty Type	Hou	se		Suburb	Flowerdale
Period - From	17/07/2022	to	16/07/2023		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	74 Silver Parrot Rd FLOWERDALE 3717	\$480,000	27/01/2022
2			
3			

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.

This Statement of Information was prepared on:

17/07/2023 16:17



Integrity





Rooms: 4 Property Type: House Land Size: 543.9 sqm approx Agent Comments Robert Verhagen 03 5786 2033 0448 820 022 robert@integrityrealestate.com.au

Indicative Selling Price \$475,000 - \$495,000 Median House Price 17/07/2022 - 16/07/2023: \$700,000

Comparable Properties



74 Silver Parrot Rd FLOWERDALE 3717 (REI/VG)



Price: \$480,000 Method: Private Sale Date: 27/01/2022 Property Type: House Land Size: 1028 sqm approx Agent Comments

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.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888

propertydata



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