

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

33 Creekside Drive, Flowerdale Vic 3717

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$475,000 & \$495,000

Median sale price

Median price \$700,000 Property Type House Suburb Flowerdale

Period - From 17/07/2022 to 16/07/2023 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	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

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Indicative Selling Price

\$475,000 - \$495,000

Median House Price

17/07/2022 - 16/07/2023: \$700,000



 2  2  2

Rooms: 4

Property Type: House

Land Size: 543.9 sqm approx

Agent Comments

Comparable Properties



**74 Silver Parrot Rd FLOWERDALE 3717
(REI/VG)**

Agent Comments

 2  1  2

Price: \$480,000

Method: Private Sale

Date: 27/01/2022

Property Type: House

Land Size: 1028 sqm approx

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.