

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 2946 Whittlesea-yea Road, Flowerdale Vic 3717
Including suburb or locality and postcode

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$125,000 Property Type Vacant land Suburb Flowerdale

Period - From 29/01/2024 to 28/01/2025 Source Property Data

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 18 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	18 Riverside Cr FLOWERDALE 3717	\$320,000	11/06/2024
2	3004 Whittlesea Yea Rd FLOWERDALE 3717	\$350,000	13/10/2023
3	63 Silver Parrot Rd FLOWERDALE 3717	\$310,000	14/09/2023

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 18 months.~~

This Statement of Information was prepared on: 29/01/2025 12:19

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Indicative Selling Price

\$300,000 - \$330,000

Median Land Price

29/01/2024 - 28/01/2025: \$125,000



Property Type: House (Previously Occupied - Detached)

Land Size: 16200 sqm approx

Agent Comments

Comparable Properties



18 Riverside Cr FLOWERDALE 3717 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 11/06/2024

Property Type: House (Res)

Land Size: 1359 sqm approx



3004 Whittlesea Yea Rd FLOWERDALE 3717 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 13/10/2023

Property Type: Land

Land Size: 610950 sqm approx



63 Silver Parrot Rd FLOWERDALE 3717 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 14/09/2023

Property Type: Land

Land Size: 1567 sqm approx

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