### 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 \$300,0	00 &	\$330,000	
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#### Median sale price

Median price	\$125,000	Pro	perty 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

Add	dress 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 comparableproperties 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)







Price: \$310,000 Method: Private Sale Date: 14/09/2023 Property Type: Land

Land Size: 1567 sqm approx

**Agent Comments** 

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