

# 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

497 Spring Valley Road, Flowerdale Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$970,000

&

\$1,050,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	4056 Whittlesea Yea Rd FLOWERDALE 3717	\$935,000	25/08/2019
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:

22/01/2021 18:44

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

497 Spring Valley Road, Flowerdale Vic 3717

Jordyn Kruger

5786 2033

0412 747 032

jordyn@integrityrealestate.net.au

**Indicative Selling Price**

\$970,000 - \$1,050,000

**No median price available**



 3  - 

**Property Type:** Mixed Farming  
(Rur)

**Land Size:** 335600 sqm approx

**Agent Comments**

## Comparable Properties

**4056 Whittlesea Yea Rd FLOWERDALE 3717  
(VG)**

**Agent Comments**

 4  - 

**Price:** \$935,000

**Method:** Sale

**Date:** 25/08/2019

**Property Type:** Mixed Farming (Rur)

**Land Size:** 200300 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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.