

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

10 Creekside Drive, Flowerdale Vic 3717

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$560,000 Property Type House Suburb Flowerdale

Period - From 01/04/2021 to 31/03/2022 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 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	31 Forest Rd FLOWERDALE 3717	\$600,000	09/11/2021
2	3 Long Gully Rd FLOWERDALE 3717	\$520,000	13/07/2021
3	1 Kookaburra Ct FLOWERDALE 3717	\$500,000	14/08/2021

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:

11/05/2022 15:52

10 Creekside Drive, Flowerdale Vic 3717

William Verhagen

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Indicative Selling Price

\$590,000 - \$630,000

Median House Price

Year ending March 2022: \$560,000



 3  2  2

Property Type: Land

Land Size: 1119 sqm approx

Agent Comments

Comparable Properties

31 Forest Rd FLOWERDALE 3717 (REI/VG)

Agent Comments

 2  1  -

Price: \$600,000

Method: Sale by Tender

Date: 09/11/2021

Property Type: House (Res)

Land Size: 1585 sqm approx



3 Long Gully Rd FLOWERDALE 3717 (REI/VG)

Agent Comments

 3  2  2

Price: \$520,000

Method: Private Sale

Date: 13/07/2021

Property Type: House

Land Size: 2076 sqm approx

1 Kookaburra Ct FLOWERDALE 3717 (REI/VG)

Agent Comments

 3  2  2

Price: \$500,000

Method: Sale by Tender

Date: 14/08/2021

Property Type: House (Res)

Land Size: 543 sqm approx

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



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