Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 61 Long Gully Road, Flowerdale Vic 3717

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|------------|-----|-------------|-----------|----------|-------|--------|------------|
| Range between \$180,000 | | & | | \$198,000 | | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$292,000 | Pro | operty Type | Vac | ant land | | Suburb | Flowerdale |
| Period - From | 30/09/2021 | to | 29/09/2022 | | So | ource | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1 | 38 Long Gully Rd FLOWERDALE 3717 | \$250,000 | 04/12/2021 |
| 2 | 7 Riverside Cr FLOWERDALE 3717 | \$180,000 | 16/01/2022 |
| 3 | 2 Long Gully Rd FLOWERDALE 3717 | \$180,000 | 27/08/2021 |

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:

30/09/2022 15:50



61 Long Gully Road, Flowerdale Vic 3717

Integrity





Property Type: Land **Land Size:** 898 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$180,000 - \$198,000 Median Land Price 30/09/2021 - 29/09/2022: \$292,000

Comparable Properties

| 38 Long Gully Rd FLOWERDALE 3717 (REI/VG) | Agent Comments |
|---|----------------|
| i 🛶 - 🛱 - | |
| Price: \$250,000 | _ |
| Method: Sale by Tender | |
| Date: 04/12/2021 | |
| Property Type: Land (Res) | |
| Land Size: 13322 sqm approx | |
| 7 Riverside Cr FLOWERDALE 3717 (VG) | Agent Comments |
| | |
| Price: \$180,000 | _ |
| Method: Sale | |
| Date: 16/01/2022 | |
| Property Type: Land Land Size: 1100 sqm approx | |
| Land Size. 1100 sqiii approx | |
| 2 Long Gully Rd FLOWERDALE 3717 (VG) | Agent Comments |
| i 🚔 - 🙀 - 🛱 - | |
| Price: \$180,000 | |
| Method: Sale | |
| Date: 27/08/2021 | |
| Property Type: Land | |
| Land Size: 982 sqm approx | |
| | |
| | |



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