

# 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

61 Long Gully 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 \$180,000 & \$198,000

### Median sale price

Median price \$292,000 Property Type Vacant land Suburb Flowerdale

Period - From 30/09/2021 to 29/09/2022 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	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



**Property Type:** Land

**Land Size:** 898 sqm approx

Agent Comments

## Comparable Properties

**38 Long Gully Rd FLOWERDALE 3717 (REI/VG)**

Agent Comments



**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

**2 Long Gully Rd FLOWERDALE 3717 (VG)**

Agent Comments



**Price:** \$180,000

**Method:** Sale

**Date:** 27/08/2021

**Property Type:** Land

**Land Size:** 982 sqm approx