

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

2 Long Gully Road, Flowerdale Vic 3717

Indicative selling price

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

Range between \$170,000

&

\$185,000

Median sale price

Median price \$177,500

Property Type Vacant land

Suburb Flowerdale

Period - From 06/08/2020

to

05/08/2021

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 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	5 Riverside Cr FLOWERDALE 3717	\$165,000	24/04/2021
2	18 Riverside Cr FLOWERDALE 3717	\$105,000	22/06/2020
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:

06/08/2021 13:46

2 Long Gully Road, Flowerdale Vic 3717

Jordyn Kruger

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Indicative Selling Price

\$170,000 - \$185,000

Median Land Price

06/08/2020 - 05/08/2021: \$177,500



Property Type: Land

Land Size: 900 sqm approx

Agent Comments

Comparable Properties



5 Riverside Cr FLOWERDALE 3717 (REI/VG)

Agent Comments



Price: \$165,000

Method: Private Sale

Date: 24/04/2021

Property Type: Land

Land Size: 1119 sqm approx



18 Riverside Cr FLOWERDALE 3717 (REI/VG)

Agent Comments



Price: \$105,000

Method: Private Sale

Date: 22/06/2020

Property Type: Land

Land Size: 1340 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



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