

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 BARINA HEIGHTS, FLOWERDALE, VIC 3658

Indicative selling price

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

Single Price:

\$319,000

Median sale price

Median price

\$360,000

House

Unit

Suburb

FLOWERDALE

Period

01 July 2016 to 30 June 2017

Source


pricefinder

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 4377 WHITTLESEA-YEA RD, FLOWERDALE, VIC 3658 | \$250,000 | 24/03/2017 |
| 1042 BREAK ODAY RD, GLENBURN, VIC 3717 | \$850,000 | 05/04/2017 |



masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 BARINA HEIGHTS, FLOWERDALE, VIC

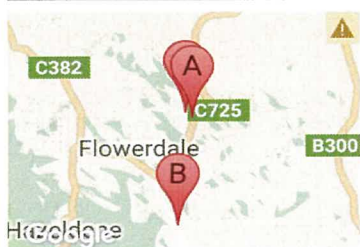
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Indicative Selling Price

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

Single Price: \$319,000

MEDIAN SALE PRICE



FLOWERDALE, VIC, 3658

Suburb Median Sale Price (Other)

\$360,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4377 WHITTLESEA-YEA RD, FLOWERDALE, VIC

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Sale Price

\$250,000

Sale Date: 24/03/2017

Distance from Property: 475m



1042 BREAK ODAY RD, GLENBURN, VIC 3717

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Sale Price

\$850,000

Sale Date: 05/04/2017

Distance from Property: 6.8km



This report has been compiled on 02/08/2017 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2017 -

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