



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



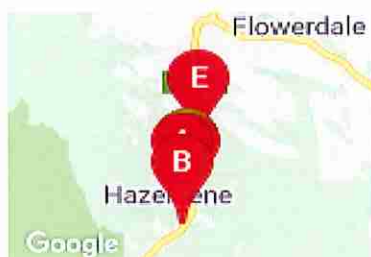
42 RIVERSIDE CRESCENT, FLOWERDALE, 2 2 1

Indicative Selling Price

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

Price Range: **\$300,000 to \$320,000**

MEDIAN SALE PRICE



FLOWERDALE, VIC, 3717

Suburb Median Sale Price (House)

\$389,750

01 January 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



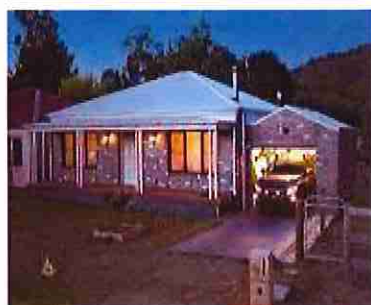
35 RIVERSIDE CRES, FLOWERDALE, VIC 3717 2 1 1

Sale Price

\$346,000

Sale Date: 14/08/2018

Distance from Property: 188m



35 CREEKSIDE DR, FLOWERDALE, VIC 3717 2 1 1

Sale Price

\$345,000

Sale Date: 28/04/2018

Distance from Property: 724m



2761 WHITTLESEA-YEA RD, FLOWERDALE, VIC 2 1 2

Sale Price

\$265,000

Sale Date: 14/04/2018

Distance from Property: 79m





masonwhite McDougall



44 RIVERSIDE CRES, FLOWERDALE, VIC 3717

3 1 3

Sale Price

***\$265,000**

Sale Date: 07/12/2018

Distance from Property: 17m



2982 WHITTLESEA-YEA RD, FLOWERDALE, VIC

1 1 2

Sale Price

\$270,000

Sale Date: 26/03/2018

Distance from Property: 1.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

42 RIVERSIDE CRESCENT, FLOWERDALE, VIC 3717

Indicative selling price

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

Price Range: \$300,000 to \$320,000

Median sale price

Median price

\$389,750

House

☒

Unit

☐

Suburb

FLOWERDALE

Period

01 January 2018 to 31 December 2018

Source

pricfinder

Comparable property sales

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
35 RIVERSIDE CRES, FLOWERDALE, VIC 3717	\$346,000	14/08/2018
35 CREEKSIDE DR, FLOWERDALE, VIC 3717	\$345,000	28/04/2018
2761 WHITTLESEA-YEA RD, FLOWERDALE, VIC 3717	\$265,000	14/04/2018

44 RIVERSIDE CRES, FLOWERDALE, VIC 3717	*\$265,000	07/12/2018
2982 WHITTLESEA-YEA RD, FLOWERDALE, VIC 3717	\$270,000	26/03/2018