

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

3622 Whittlesea-yea Road, Flowerdale Vic 3717

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$640,500 Property Type House Suburb Flowerdale

Period - From 01/01/2024 to 31/12/2024 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		
2		
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:

07/02/2025 13:59

3622 Whittlesea-yea Road, Flowerdale Vic 3717

Integrity

William Verhagen

03 5786 2033

0437 371 969

william@integrityrealestate.com.au

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending December 2024: \$640,500



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20360 sqm approx

Agent Comments

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 eighteen months.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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