

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

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

Property offered for sale

Address
Including suburb and
postcode 71 SILVER PARROT ROAD, FLOWERDALE, VIC 3717

Indicative selling price

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

Single Price: \$320,000

Median sale price

Median price \$207,500 Property type Vacant Land Suburb FLOWERDALE

Period 01 April 2023 to 30 September 2023

Source 

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
63 SILVER PARROT RD, FLOWERDALE, VIC 3717	*\$310,000	14/09/2023
2623 WHITTLESEA-YEA RD, FLOWERDALE, VIC 3717	\$325,000	28/09/2023

This Statement of Information was prepared on: 25/11/2023