

# 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

3694 Whittlesea-yea Road, Flowerdale Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$770,000

### Median sale price

Median price \$410,000 Property Type House Suburb Flowerdale

Period - From 21/12/2019 to 20/12/2020 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	439 Spring Valley Rd FLOWERDALE 3717	\$750,000	06/07/2019
2	180 Margetts Rd FLOWERDALE 3717	\$710,000	23/09/2019
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:

21/12/2020 17:53

3694 Whittlesea-yea Road, Flowerdale Vic 3717

Jordyn Kruger

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**Indicative Selling Price**

\$750,000 - \$770,000

**Median House Price**

21/12/2019 - 20/12/2020: \$410,000



**Property Type:** Mixed

Farming/Grazing (without structural improvements)

**Land Size:** 319800 sqm approx

Agent Comments

## Comparable Properties

**439 Spring Valley Rd FLOWERDALE 3717 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 06/07/2019

**Rooms:** 7

**Property Type:** House (Rur)

**Land Size:** 24800 sqm approx

**180 Margetts Rd FLOWERDALE 3717 (REI/VG)**

Agent Comments



**Price:** \$710,000

**Method:** Private Sale

**Date:** 23/09/2019

**Rooms:** 6

**Property Type:** House (Rur)

**Land Size:** 201100 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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.