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

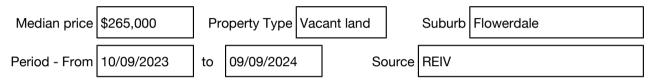
58 Silver Parrot Road, Flowerdale Vic 3717

Indicative selling price

For the meaning of this		

Single price \$250,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	7 Riverside Cr FLOWERDALE 3717	\$250,000	04/01/2024
2	1 Riverside Cr FLOWERDALE 3717	\$215,000	21/08/2023
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:

10/09/2024 17:57



Integrity





Property Type: Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.com.au

Indicative Selling Price \$250,000 Median Land Price 10/09/2023 - 09/09/2024: \$265,000

Comparable Properties

7 Riverside Cr FLOWERDALE 3717 (VG)	Agent Comments
Price: \$250,000 Method: Sale Date: 04/01/2024 Property Type: Garage/Outbuilding Land Size: 1100 sqm approx	
1 Riverside Cr FLOWERDALE 3717 (VG) 3 - - -	Agent Comments
Price: \$215,000 Method: Sale Date: 21/08/2023 Property Type: House (Previously Occupied - Detached) Land Size: 1000 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

propertydata



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