

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$250,000

### Median sale price

Median price \$265,000

Property Type Vacant land

Suburb Flowerdale

Period - From 10/09/2023

to 09/09/2024

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	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



**Property Type:**

Agent Comments

## 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)**

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.