



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2586 Whittlesea Yea Road, FLOWERDALE 3658

### Indicative selling price

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

**Single price \$370,000**

### Median sale price

Median **House** for **FLOWERDALE** for period **Sep 2017 - Dec 2017**

Sourced from **REIV**.

**\$358,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2531 Whittlesea-Yea Road,**  
FLOWERDALE 3717

**Price \$110,000** Sold 13  
February 2018

**2956 Whittlesea Yea Road,**  
FLOWERDALE 3717

**Price \$88,000** Sold 24  
November 2018

**3 Creekside Drive,**  
Flowerdale 3717

**Price \$76,500** Sold 06  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Elders Real Estate Whittlesea

1/75 Church Street,  
Whittlesea VIC 3757

#### Contact agents



**Ed Ermanis**  
Elders

039 716 2000  
0427139 478  
[elderswhittlesea@bigpond.com](mailto:elderswhittlesea@bigpond.com)

