

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

Lot 59/33 Forest Road, Flowerdale Vic 3717

Indicative selling price

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

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Flowerdale

Period - From

04/12/2020

to

03/12/2021

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 18 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 | 31 Forest Rd FLOWERDALE 3717 | \$600,000 | 09/11/2021 |
| 2 | 3 Broome Rd FLOWERDALE 3717 | \$530,000 | 09/01/2021 |
| 3 | 3 Long Gully Rd FLOWERDALE 3717 | \$520,000 | 13/07/2021 |

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 18 months.~~

This Statement of Information was prepared on:

04/12/2021 15:27



Property Type:
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median House Price
04/12/2020 - 03/12/2021: \$500,000

Comparable Properties

31 Forest Rd FLOWERDALE 3717 (REI)

Agent Comments



Price: \$600,000
Method: Sale by Tender
Date: 09/11/2021
Property Type: House (Res)
Land Size: 1585 sqm approx

3 Broome Rd FLOWERDALE 3717 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 09/01/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1952 sqm approx



3 Long Gully Rd FLOWERDALE 3717 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 2076 sqm approx