

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

2992 Whittlesea-yea Road, Flowerdale Vic 3717

Indicative selling price

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

Range between \$170,000 & \$185,000

Median sale price

Median price \$270,000 Property Type Vacant land Suburb Flowerdale

Period - From 12/11/2020 to 11/11/2021 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	87 Silver Parrot Rd FLOWERDALE 3717	\$300,000	02/09/2021
2	19 Riverside Cr FLOWERDALE 3717	\$230,000	29/09/2020
3	5 Riverside Cr FLOWERDALE 3717	\$165,000	24/04/2021

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:

12/11/2021 18:09

2992 Whittlesea-yea Road, Flowerdale Vic 3717

Jordyn Kruger

5786 2033

0412 747 032

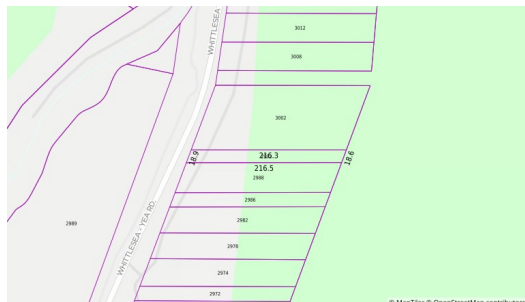
jordyn@integrityrealestate.net.au

Indicative Selling Price

\$170,000 - \$185,000

Median Land Price

12/11/2020 - 11/11/2021: \$270,000



Property Type: Hobby Farm < 20 ha

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



87 Silver Parrot Rd FLOWERDALE 3717 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 02/09/2021

Property Type: Land

Land Size: 4046.86 sqm approx

19 Riverside Cr FLOWERDALE 3717 (VG)

Agent Comments



Price: \$230,000

Method: Sale

Date: 29/09/2020

Property Type: Land

Land Size: 1500 sqm approx



5 Riverside Cr FLOWERDALE 3717 (REI/VG)

Agent Comments



Price: \$165,000

Method: Private Sale

Date: 24/04/2021

Property Type: Land

Land Size: 1119 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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