### 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

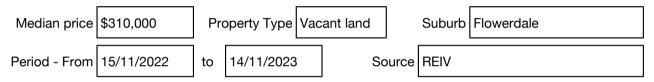
12 Riverside Crescent, Flowerdale Vic 3717

#### Indicative selling price

For the meaning	of this price see	consumer.vic.gov.au/	underquoting
0			

Single price \$249,000

#### 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	3004 Whittlesea Yea Rd FLOWERDALE 3717	\$350,000	13/10/2023
2	63 Silver Parrot Rd FLOWERDALE 3717	\$310,000	14/09/2023
3			

OR

**B**<sup>\*</sup> 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:

15/11/2023 22:23



# Integrity





**Property Type:** Land **Land Size:** 1134 sqm approx Agent Comments Robert Verhagen 03 5786 2033 0448 820 022 robert@integrityrealestate.com.au

Indicative Selling Price \$249,000 Median Land Price 15/11/2022 - 14/11/2023: \$310,000

## **Comparable Properties**



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

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