

# 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](https://consumer.vic.gov.au/underquoting)

Single price \$249,000

### Median sale price

Median price \$310,000

Property Type Vacant land

Suburb Flowerdale

Period - From 15/11/2022

to 14/11/2023

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	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\* 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

12 Riverside Crescent, Flowerdale Vic 3717

**Integrity**

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



**Property Type:** Land

**Land Size:** 1134 sqm approx

**Agent Comments**

## Comparable Properties



**3004 Whittlesea Yea Rd FLOWERDALE 3717 (REI)**

**Agent Comments**



**Price:** \$350,000

**Method:** Private Sale

**Date:** 13/10/2023

**Property Type:** Land

**Land Size:** 610950 sqm approx



**63 Silver Parrot Rd FLOWERDALE 3717 (REI/VG)**

**Agent Comments**



**Price:** \$310,000

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** Land

**Land Size:** 1567 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.

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.