## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 38 Long Gully Road, Flowerdale Vic 3717

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$350,000		&		\$370,000				
Median sale p	rice								
Median price	\$215,000	Pro	operty Type	Vac	ant land		Suburb	Flowerdale	
Period - From	09/10/2020	to	08/10/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3912 Whittlesea Yea Rd FLOWERDALE 3717	\$470,000	04/08/2021
2	87 Silver Parrot Rd FLOWERDALE 3717	\$300,000	02/09/2021
3	2464 Whittlesea Yea Rd FLOWERDALE 3717	\$240,000	21/01/2021

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:

09/10/2021 14:12



### 38 Long Gully Road, Flowerdale Vic 3717

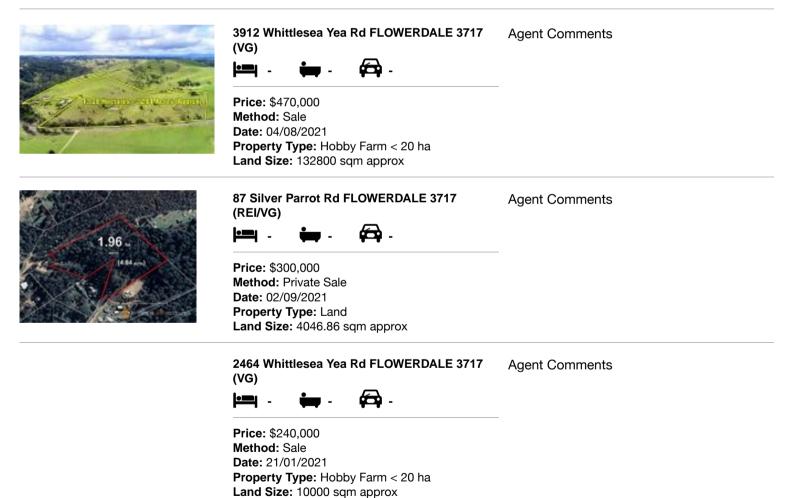




Property Type: Hobby Farm < 20 ha Land Size: 12100 sqm approx Agent Comments Jordyn Kruger 5786 2033 0412 747 032 jordyn@integrityrealestate.net.au

Indicative Selling Price \$350,000 - \$370,000 Median Land Price 09/10/2020 - 08/10/2021: \$215,000

# **Comparable Properties**



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

propertydata



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