

# 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

38 Long Gully Road, Flowerdale Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$370,000

### Median sale price

Median price \$215,000 Property Type Vacant land Suburb Flowerdale

Period - From 09/10/2020 to 08/10/2021 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	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

Jordyn Kruger

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**Indicative Selling Price**

\$350,000 - \$370,000

**Median Land Price**

09/10/2020 - 08/10/2021: \$215,000



**Property Type:** Hobby Farm < 20 ha

**Land Size:** 12100 sqm approx

**Agent Comments**

## Comparable Properties



**3912 Whittlesea Yea Rd FLOWERDALE 3717 (VG)**

**Agent Comments**



**Price:** \$470,000

**Method:** Sale

**Date:** 04/08/2021

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 132800 sqm approx



**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

**2464 Whittlesea Yea Rd FLOWERDALE 3717 (VG)**

**Agent Comments**



**Price:** \$240,000

**Method:** Sale

**Date:** 21/01/2021

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 10000 sqm approx

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



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