

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 LONG GULLY ROAD, FLOWERDALE, VIC 3658

Indicative selling price

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

Single Price: \$69,000

Median sale price

Median price

\$64,500

House

Unit

Suburb

FLOWERDALE

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
63 SILVER PARROT RD, FLOWERDALE, VIC 3658	\$88,000	06/02/2017
67 SILVER PARROT RD, FLOWERDALE, VIC 3658	*\$90,000	19/06/2017



masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 LONG GULLY ROAD, FLOWERDALE,

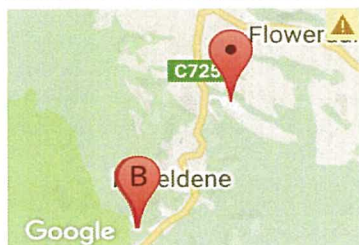
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Indicative Selling Price

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

Single Price: \$69,000

MEDIAN SALE PRICE



FLOWERDALE, VIC, 3658

Suburb Median Sale Price (Vacant Land)

\$64,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

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 18 months.



63 SILVER PARROT RD, FLOWERDALE, VIC

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Sale Price

\$88,000

Sale Date: 06/02/2017

Distance from Property: 4.6km



67 SILVER PARROT RD, FLOWERDALE, VIC

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Sale Price

***\$90,000**

Sale Date: 19/06/2017

Distance from Property: 4.6km



This report has been compiled on 25/07/2017 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2017 -

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