

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

63 RIVERSIDE CRESCENT, FLOWERDALE, VIC 3658

Indicative selling price

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

Single Price: \$115,000

Median sale price

Median price

\$65,000

House

Unit

Suburb

FLOWERDALE

Period

01 July 2016 to 30 June 2017

Source


pricefinder

Comparable property sales

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
44 SILVER PARROT RD, FLOWERDALE, VIC 3658	\$110,000	28/02/2017
65 FOREST RD, FLOWERDALE, VIC 3658	\$135,000	28/02/2017
67 SILVER PARROT RD, FLOWERDALE, VIC 3658	\$90,000	03/06/2017



masonwhitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



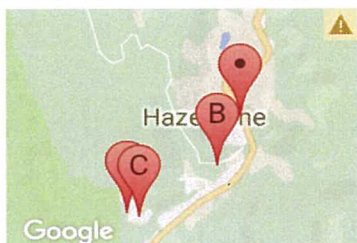
63 RIVERSIDE CRESCENT, FLOWERDALE, - - -

Indicative Selling Price

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

Single Price: **\$115,000**

MEDIAN SALE PRICE



FLOWERDALE, VIC, 3658

Suburb Median Sale Price (Vacant Land)

\$65,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



44 SILVER PARROT RD, FLOWERDALE, VIC

3 - -

Sale Price

\$110,000

Sale Date: 28/02/2017

Distance from Property: 2.1km



65 FOREST RD, FLOWERDALE, VIC 3658

4 3 -

Sale Price

\$135,000

Sale Date: 28/02/2017

Distance from Property: 810m



67 SILVER PARROT RD, FLOWERDALE, VIC

- - -

Sale Price

\$90,000

Sale Date: 03/06/2017

Distance from Property: 2.1km



This report has been compiled on 01/09/2017 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2017 -

www.pricefinder.com.au
The State of Victoria owns the copyright in the Property Sales Data and reproduction of the 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 information contained in this report 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.