

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

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

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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



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