

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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:



Property Type: Hobby Farm < 20 ha
Land Size: 12100 sqm approx
Agent Comments

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

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