Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

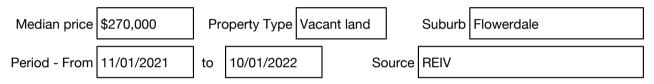
Address Including suburb or locality and postcode

135 Silver Creek Road, Flowerdale Vic 3717

Indicative selling price

Single price \$680,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1 | | |
| 2 | | |
| 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:

11/01/2022 13:52



135 Silver Creek Road, Flowerdale Vic 3717





Property Type: Hobby Farm < 20 ha Land Size: 5718 sqm approx Agent Comments Jordyn Kruger 5786 2033 0412 747 032 jordyn@integrityrealestate.com.au

Indicative Selling Price \$680,000 Median Land Price 11/01/2021 - 10/01/2022: \$270,000

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 eighteen months.

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





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