

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$680,000

### Median sale price

Median price \$270,000

Property Type Vacant land

Suburb Flowerdale

Period - From 11/01/2021

to

10/01/2022

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		
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

Jordyn Kruger  
5786 2033  
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**Property Type:** Hobby Farm < 20  
ha  
**Land Size:** 5718 sqm approx  
**Agent Comments**

**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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