

# 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

2992 Whittlesea-yea 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

\$110,000

### Median sale price

Median price

\$118,500

Property Type

Vacant land

Suburb

Flowerdale

Period - From

27/07/2019

to

26/07/2020

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 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	2966 Whittlesea Yea Rd FLOWERDALE 3717	\$125,000	04/09/2019
2	2529 Whittlesea Yea Rd FLOWERDALE 3717	\$110,000	08/08/2019
3	2585 Whittlesea Yea Rd FLOWERDALE 3717	\$100,000	27/03/2020

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:

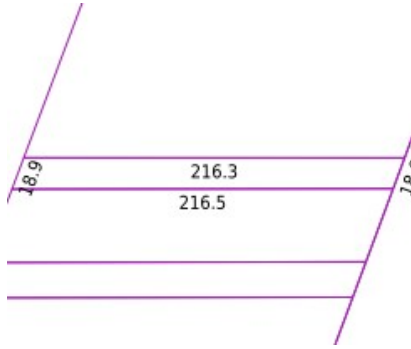
27/07/2020 11:10

2992 Whittlesea-yea Road, Flowerdale Vic 3717

William Verhagen  
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0437 371 969  
william@integrityrealestate.net.au

**Indicative Selling Price**  
\$110,000

**Median Land Price**  
27/07/2019 - 26/07/2020: \$118,500



**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4000 sqm approx

Agent Comments

## Comparable Properties



**2966 Whittlesea Yea Rd FLOWERDALE 3717 (VG)**

Agent Comments



**Price:** \$125,000

**Method:** Sale

**Date:** 04/09/2019

**Property Type:** Land

**Land Size:** 3963 sqm approx

**2529 Whittlesea Yea Rd FLOWERDALE 3717 (VG)**

Agent Comments



**Price:** \$110,000

**Method:** Sale

**Date:** 08/08/2019

**Property Type:** Land

**Land Size:** 2000 sqm approx

**2585 Whittlesea Yea Rd FLOWERDALE 3717 (VG)**

Agent Comments



**Price:** \$100,000

**Method:** Sale

**Date:** 27/03/2020

**Property Type:** Land

**Land Size:** 2034 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.