

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 44 Riverside Crescent, Flowerdale Vic 3717
Including suburb or locality and postcode

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$405,000 Property Type House Suburb Flowerdale

Period - From 18/09/2019 to 17/09/2020 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	45 Riverside Cr, Flowerdale, Vic 3717, Australia	\$445,000	09/09/2020
2	72 Silver Parrot Rd FLOWERDALE 3717	\$467,000	31/01/2020
3	62 Silver Parrot Rd FLOWERDALE 3717	\$420,000	12/03/2020

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: 18/09/2020 12:53

44 Riverside Crescent, Flowerdale Vic 3717

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Property Type: House (Res)
Land Size: 1106 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
18/09/2019 - 17/09/2020: \$405,000

Comparable Properties

45 Riverside Cr, Flowerdale, Vic 3717,
Australia (REI)

Agent Comments



Price: \$445,000
Method:
Date: 09/09/2020
Property Type: House



72 Silver Parrot Rd FLOWERDALE 3717
(REI/VG)

Agent Comments



Price: \$467,000
Method: Private Sale
Date: 31/01/2020
Rooms: 5
Property Type: House
Land Size: 1105 sqm approx



62 Silver Parrot Rd FLOWERDALE 3717
(REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 12/03/2020
Rooms: 6
Property Type: House
Land Size: 1253 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.