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 and postcode	439 SPRING VALLEY ROAD FLOWERDALE VIC 3717

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$598,000	Property type	House	Suburb	Flowerdale
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
111 JOYCES ROAD GLENBURN VIC 3717	$1,120,000	29-Jan-25
36 BURNS ROAD GLENBURN VIC 3717	$1,140,000	01-Nov-24
38 WEST BRIDGE ROAD GLENBURN VIC 3717	$1,190,000	18-Jun-24

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: 11 April 2025

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111 JOYCES ROAD GLENBURN VIC 3717

3 2 2

Sold Price RS $1,120,000 Sold Date 29-Jan-25

Distance 17.41km

36 BURNS ROAD GLENBURN VIC 3717

3 1 18

Sold Price $1,140,000 Sold Date 01-Nov-24

Distance 17.01km

38 WEST BRIDGE ROAD GLENBURN VIC 3717

4 2 4

Sold Price $1,190,000 Sold Date 18-Jun-24

Distance 19.09km

97 OGRADYS ROAD PHEASANT CREEK VIC 3757

3 1 4

Sold Price $1,140,000 Sold Date 03-Jul-24

Distance 19.28km

RS = Recent sale **UN** = Undisclosed Sale

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