

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2049 Mornington-flinders Road, Flinders Vic 3929

Indicative selling price

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

Range between \$7,700,000 & \$8,200,000

Median sale price

Median price \$3,225,000 Property Type House Suburb Flinders

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	230 Gwenmarlin Rd FLINDERS 3929	\$7,400,000	23/05/2023
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/10/2023 12:22



4 2 0

Rooms: 6

Property Type: Hobby
Farm/Farmlet 20 ha+ (Rur)

Land Size: 335901 sqm approx

Agent Comments

Indicative Selling Price

\$7,700,000 - \$8,200,000

Median House Price

Year ending September 2023: \$3,225,000

Comparable Properties



230 Gwenmarlin Rd FLINDERS 3929 (VG)

Agent Comments

4 - -

Price: \$7,400,000

Method: Sale

Date: 23/05/2023

Property Type: Cattle/Beef (Rur)

Land Size: 283300 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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