

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

25 Silvan Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Wattle Glen

Period - From 01/04/2021

to 30/06/2021

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	155 Flat Rock Rd KANGAROO GROUND 3097	\$1,500,000	12/07/2021
2	55 Silvan Rd WATTLE GLEN 3096	\$1,320,000	14/05/2021
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:

06/09/2021 19:15



Property Type: House (Res)
Land Size: 51958 sqm approx
Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,600,000

Median House Price

June quarter 2021: \$1,125,000

Comparable Properties



155 Flat Rock Rd KANGAROO GROUND 3097 (REI)



Price: \$1,500,000
Method: Private Sale
Date: 12/07/2021
Property Type: House
Land Size: 36421.74 sqm approx

Agent Comments

Smaller home and smaller land



55 Silvan Rd WATTLE GLEN 3096 (REI/VG)



Price: \$1,320,000
Method: Private Sale
Date: 14/05/2021
Property Type: House (Res)
Land Size: 58198 sqm approx

Agent Comments

Similar land size and location, smaller home

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.