Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	25 Silvan Road, Wattle Glen Vic 3096
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,550,000	&	\$1,600,000
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Median sale price

Median price	\$1,125,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale



Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au

> **Indicative Selling Price** \$1,550,000 - \$1,600,000 **Median House Price** June guarter 2021: \$1,125,000





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

Agent Comments

Comparable Properties



155 Flat Rock Rd KANGAROO GROUND 3097

(REI) **---** 3

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



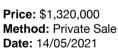
55 Silvan Rd WATTLE GLEN 3096 (REI/VG)

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Agent Comments

Similar land size and location, smaller home



Property Type: House (Res) Land Size: 58198 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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