

# STATEMENT OF INFORMATION

19 HONEYSUCKLE GROVE, SILVERLEAVES, VIC 3922

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 19 HONEYSUCKLE GROVE,

4 3 2

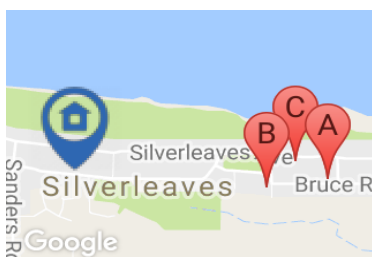
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$445,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

## SUBURB MEDIAN



### SILVERLEAVES, VIC, 3922

#### Suburb Median Sale Price (House)

**\$464,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 23 BRUCE RD, SILVERLEAVES, VIC 3922

4 2 2

#### Sale Price

**Price Withheld**

Sale Date: 03/05/2017

Distance from Property: 817m



### 2 BAYVIEW RD, SILVERLEAVES, VIC 3922

3 2 4

#### Sale Price

**\$445,000**

Sale Date: 17/10/2016

Distance from Property: 623m



### 98 SILVERLEAVES AVE, SILVERLEAVES, VIC

3 2 2

#### Sale Price

**\$460,000**

Sale Date: 12/09/2016

Distance from Property: 714m



This report has been compiled on 20/05/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

19 HONEYSUCKLE GROVE, SILVERLEAVES, VIC 3922

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$445,000

Median sale price

Median price

\$464,000

House

X

Unit


Suburb

SILVERLEAVES

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
23 BRUCE RD, SILVERLEAVES, VIC 3922	Price Withheld	03/05/2017
2 BAYVIEW RD, SILVERLEAVES, VIC 3922	\$445,000	17/10/2016
98 SILVERLEAVES AVE, SILVERLEAVES, VIC 3922	\$460,000	12/09/2016