## Statement of Information

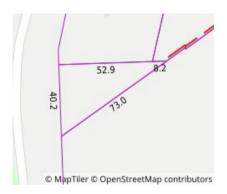
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Address Including suburb and postcode			169 Monbulk Road, Silvan Vic 3795										
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$650,0			000		&		\$715,000						
Median sale price													
Median price \$1,410,0		000	Property Type H		Hous	se		Subu	urb	Silvan			
Period	d - From	26/10/2	022	to	25/10/2023	}	Sc	ource	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.													
Addre	Address of comparable property										ice		Date of sale
1													
2													
3													
OR													
B*					epresentativ wo kilometre								e comparable nths.
	This Statement of Information was prepared on:									26/10/2023 09:37			









Agent Comments

Indicative Selling Price \$650,000 - \$715,000 Median House Price 26/10/2022 - 25/10/2023: \$1,410,000

## Comparable Properties

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.

**Account** - Barry Plant | P: 03 9735 3300



