

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 42 Bruce Road, Silverleaves, VIC 3922

Indicative selling price

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

Single Price \$799,000

Median sale price

Median price NA Property Type Vacant Land Suburb Silverleaves (3922)

Period - From 16/03/2021 to 16/03/2022 Source realestate.com.au

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A 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
19 SHEARWATER DRIVE, SILVERLEAVES VIC 3922	\$560,000	17/08/2021
8 TEDWOOD COURT, SILVERLEAVES VIC 3922	\$560,000	05/10/2021
31 SILVERLEAVES AVENUE, SILVERLEAVES VIC 3922	\$860,000	16/01/2021

This Statement of Information was prepared on: 16/03/2022