

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

85 SILVERLEAVES AVENUE, SILVERLEAVES, VIC 3922

Indicative selling price

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

Single Price: \$1,650,000

Median sale price

Median price

\$497,500

House

X

Unit

Suburb

SILVERLEAVES

Period

01 January 2017 to 31 December 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
55 SILVERLEAVES AVE, SILVERLEAVES, VIC 3922	*\$1,175,000	24/01/2018
117 SILVERLEAVES AVE, SILVERLEAVES, VIC 3922	**\$1,250,000	22/12/2017
37 SILVERLEAVES AVE, SILVERLEAVES, VIC 3922	\$1,050,000	22/12/2016