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## STATEMENT OF INFORMATION

Prepared on 05 Aug 2019

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

104 Silverleaves Avenue Silverleaves VIC 3922

4 2 2

### Indicative Selling Price

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

Single Price \$710,000

### Median Sale Price

\$635,000 Houses in Silverleaves between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

### 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.



<b>90 Silverleaves Avenue Silverleaves VIC 3922</b>	<b>Sold Price</b>	<b>\$760,000</b>	<b>Sold Date</b>	<b>29-Oct-18</b>
4  2  2			<b>Distance</b>	<b>0.11km</b>



<b>35 Bruce Road Silverleaves VIC 3922</b>	<b>Sold Price</b>	<b>\$635,000</b>	<b>Sold Date</b>	<b>28-Aug-18</b>
5  3  2			<b>Distance</b>	<b>0.18km</b>

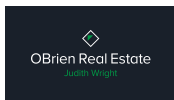
#### Notes from your agent

Sold by our agency

**RS** = Recent sale      **UN** = Undisclosed Sale

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**36 Bruce Road Silverleaves VIC  
3922**

3 2 2

Sold Price

**\$730,000**

Sold Date **02-Dec-18**

Distance **0.18km**

### Notes from your agent

Sold by our agency

**RS** = Recent sale

**UN** = Undisclosed Sale

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