

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

3 Eleanor Drive Silvan VIC 3795

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

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 (*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 6 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

100 Ferndale Road Silvan VIC 3795	\$1,150,000	24-Jun-19
134 Douthie Road Seville VIC 3139	\$1,100,000	13-Aug-19
20 Baroona Road Gladysdale VIC 3797	\$875,000	02-Oct-19

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 06 December 2019



100 Ferndale Road Silvan VIC 3795 Sold Price \$1,150,000 Sold Date 24-Jun-19

3 2 2

Distance 2.15km



134 Douthie Road Seville VIC 3139 Sold Price \$1,100,000 Sold Date 13-Aug-19

4 2 3

Distance 5.97km



20 Baroona Road Gladysdale VIC 3797 Sold Price \$875,000 Sold Date 02-Oct-19

4 2 2

Distance 17.01km



100 Britannia Creek Road Wesburn VIC 3799 Sold Price \$1,150,000 Sold Date 20-Jun-19

4 2 2

Distance 17.19km

RS = Recent sale UN = Undisclosed Sale

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