

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

60 Channel Road, Silvan 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

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,233,000

Property type

House

Suburb

Silvan

Period - From

01/03/2023

to

07/07/2023

Source

Corelogic

Comparable property sales

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.

This Statement of Information was prepared on: 12/07/2023