



Joshua Dunstan  
P 59525100  
M 0407558933  
E joshua.dunstan@obrienrealestate.com.au

## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

8 Bruce Road Silverleaves VIC 3922

4 1 -

### Indicative Selling Price

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

Single Price \$550,000

### Median Sale Price

\$635,000 Houses in Silverleaves between 01 Jul 2018 - 30 Jun 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.



**26 Bruce Road Silverleaves VIC 3922**

3 1 -

Sold Price **\$501,000** Sold Date **15-May-19**

Distance **0.14km**



**35 Bruce Road Silverleaves VIC 3922**

5 3 2

Sold Price **\$635,000** Sold Date **28-Aug-18**

Distance **0.25km**



**32 Shearwater Drive Silverleaves VIC 3922**

3 1 2

Sold Price **\$630,000** Sold Date **13-Sep-18**

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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