

Joshua Dunstan P 59525100 M 0407558933

#### E joshua.dunstan@obrienrealestate.com.au

# **HOUSE Offered for Sale**

8 Bruce Road Silverleaves VIC 3922

酉 4 1 🖳 **-** -

#### **Indicative Selling Price**

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

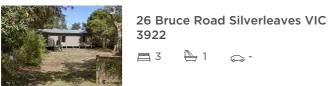
Single Price \$550,000

## **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	Sold Price	\$501,000	Sold Date	15-May-19
🚍 3 \ 🗎 🔒 1 🞧 -			Distance	0.14km



35 Bruce Road Silverleaves VIC 3922	Sold Price	\$635,000	Sold Date	28-Aug-18
<b>□</b> 5			Distance	0.25km



32 She VIC 39		r Drive Silverleaves	Sold Price	\$630,000	Sold Date	13-Sep-18
₫ 3	1	<b>⇔</b> 2			Distance	0.95km

#### RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy of completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Prepared on 27 Jul 2019

Section 47AF of the Estate Agents Act 1980