

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

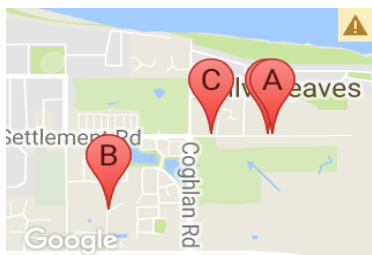
**22A SETTLEMENT ROAD, SILVERLEAVES,**  5  2  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$990,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



SILVERLEAVES, VIC, 3922

Suburb Median Sale Price (House)

\$512,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.

**22 SETTLEMENT RD, SILVERLEAVES, VIC 3922** 6  3  4

Sale Price

\$775,000

Sale Date: 03/09/2016

Distance from Property: 29m

**32 JEURY CRT, COWES, VIC 3922** 5  4  7

Sale Price

\$1,200,000

Sale Date: 17/05/2017

Distance from Property: 1.2km

**30 SETTLEMENT RD, SILVERLEAVES, VIC 3922** 4  3  4

Sale Price

\$955,000

Sale Date: 11/03/2017

Distance from Property: 364m



This report has been compiled on 03/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22A SETTLEMENT ROAD, SILVERLEAVES, VIC 3922

Indicative selling price

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

Single Price:

\$990,000

Median sale price

Median price

\$512,500

House

X

Unit


Suburb

SILVERLEAVES

Period

01 October 2016 to 30 September 2017

Source



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.

Address of comparable property	Price	Date of sale
22 SETTLEMENT RD, SILVERLEAVES, VIC 3922	\$775,000	03/09/2016
32 JEURY CRT, COWES, VIC 3922	\$1,200,000	17/05/2017
30 SETTLEMENT RD, SILVERLEAVES, VIC 3922	\$955,000	11/03/2017