

## 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

5/2 Silvertree Avenue Delahey VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$435,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,500

Property type

House

Suburb

Delahey

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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

39 Amberlea Circuit Taylors Hill VIC 3037	\$475,000	21-Dec-20

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: 01 March 2021



**39 Amberlea Circuit Taylors Hill VIC 3037**

Sold Price

**\$475,000** Sold Date **21-Dec-20**

 3  2  2

Distance **1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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