

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

43 Silverleaves Avenue Silverleaves VIC 3922

Indicative selling price

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

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Silverleaves

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

59 Silverleaves Avenue Silverleaves VIC 3922	\$1,260,000	11-Mar-19
79 Silverleaves Avenue Silverleaves VIC 3922	\$805,000	11-Aug-19
8 Woodland Avenue Silverleaves VIC 3922	\$985,001	20-May-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 December 2019



59 Silverleaves Avenue Silverleaves VIC 3922

Sold Price

\$1,260,000

Sold Date

11-Mar-19

 4  3  2

Distance

0.16km



79 Silverleaves Avenue Silverleaves VIC 3922

Sold Price

\$805,000

Sold Date

11-Aug-19

 2  1  1

Distance

0.34km



8 Woodland Avenue Silverleaves VIC 3922

Sold Price

\$985,001

Sold Date

20-May-19

 4  2  -

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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