

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 SILVERDENE AVENUE, SYDENHAM,

 **3**  **1**  **2**

Indicative Selling Price

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

Price Range: \$440,000 to \$480,000

Provided by: Justin Soleimani , Barry Plant Taylors Lakes

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (House)

\$591,500

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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 six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	40 SILVERDENE AVENUE, SYDENHAM, VIC 3037
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Indicative selling price

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Price Range:	\$440,000 to \$480,000
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Median sale price

Median price	\$591,500	House	X	Unit		Suburb	SYDENHAM
Period	01 April 2017 to 31 March 2018			Source			

COMPARABLE PROPERTIES

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 six months.