

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 55 SILVERLEAVES AVENUE,







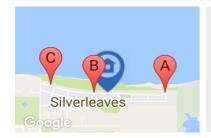
**Indicative Selling Price** 

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

\$1,275,000

Provided by: Joshua Dunstan, Judith Wright Stockdale & Leggo

#### **SUBURB MEDIAN**



# SILVERLEAVES, VIC, 3922

**Suburb Median Sale Price (House)** 

\$464,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder** 

## **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.



## 137 SILVERLEAVES AVE, SILVERLEAVES, VIC







Sale Price

## **Price Withheld**

Sale Date: 25/04/2017

Distance from Property: 735m





# 37 SILVERLEAVES AVE, SILVERLEAVES, VIC









Sale Price

\$1,050,000

Sale Date: 22/12/2016

Distance from Property: 179m





11 WOODLAND AVE, SILVERLEAVES, VIC 3922 🕮 2 🕒 1







**Sale Price** 

\*\$820,000

Sale Date: 26/05/2017

Distance from Property: 750m



## 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	55 SILVERLEAVES AVENUE, SILVERLEAVES, VIC 3922
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#### Indicative selling price

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

Single Price / Range \$1,275,000

## Median sale price

Median price	\$464,000	House	Unit	Suburb	SILVERLEAVES
Period	01 April 2016 to 31 March 2017		Source	p	ricefinder

## 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
137 SILVERLEAVES AVE, SILVERLEAVES, VIC 3922	Price Withheld	25/04/2017
37 SILVERLEAVES AVE, SILVERLEAVES, VIC 3922	\$1,050,000	22/12/2016
11 WOODLAND AVE, SILVERLEAVES, VIC 3922	*\$820,000	26/05/2017

