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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

90 Silverleaves Avenue Silverleaves VIC 3922

4 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$780,000

## Median Sale Price

\$640,000 Houses in Silverleaves between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



<b>65 Silverleaves Avenue Silverleaves VIC 3922</b>	Sold Price	<b>\$765,000</b>	Sold Date	<b>18-Jul-18</b>
-  -  -			Distance	<b>0.24km</b>



<b>58 Silverleaves Avenue Silverleaves VIC 3922</b>	Sold Price	<b>\$825,000</b>	Sold Date	<b>12-Oct-17</b>
3  3  2			Distance	<b>0.32km</b>



<b>137 Silverleaves Avenue Silverleaves VIC 3922</b>	Sold Price	<b>\$800,000</b>	Sold Date	<b>26-Apr-17</b>
3  1  1			Distance	<b>0.42km</b>

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