



STATEMENT OF INFORMATION

42-44 PARKER ROAD, SILVAN, VIC 3795
PREPARED BY RICHARD TAYLOR, ELDERS REAL ESTATE DELANEY GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42-44 PARKER ROAD, SILVAN, VIC 3795 🕮 - 🕒 - 😂 4







Indicative Selling Price

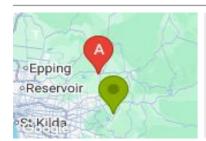
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

null

Provided by: Richard Taylor, Elders Real Estate Delaney Group

MEDIAN SALE PRICE



SILVAN, VIC, 3795

Suburb Median Sale Price (Other)

\$1,247,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



131 YARRAVIEW RD, YARRA GLEN, VIC 3775







Sale Price

**\$3,020,000

Sale Date: 24/12/2024

Distance from Property: 19km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Including subu	ddress rb and stcode	42-44 PARKER ROAD, SILVAN, VIC 3795							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Price Range:									
Median sale price									
Median price	\$1,247,000		Property type	House	Suburb	SILVAN			
Period	01 Ja 2024	nuary 2024 to 31	December	Source	pricefinder				

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
131 YARRAVIEW RD, YARRA GLEN, VIC 3775	**\$3,020,000	24/12/2024

This Statement of Information was prepared on:

25/03/2025

