

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 SILVERLEAVES AVENUE,

4 2 2

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

3 1 1

Sale Price

Price Withheld

Sale Date: 25/04/2017

Distance from Property: 735m



37 SILVERLEAVES AVE, SILVERLEAVES, VIC

6 2 2

Sale Price

\$1,050,000

Sale Date: 22/12/2016

Distance from Property: 179m



11 WOODLAND AVE, SILVERLEAVES, VIC 3922

2 1 4

Sale Price

***\$820,000**

Sale Date: 26/05/2017

Distance from Property: 750m

This report has been compiled on 31/05/2017 by Judith Wright Stockdale & Leggo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

pricfinder

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 |