

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

7A Tedwood Court, Silverleaves, VIC 3922

INDICATIVE SELLING PRICE

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

Range Between \$490,000 & \$510,000

MEDIAN SALE PRICE

Median price \$463,000 | House | Silverleaves (3922)

Period - From 1 July 2016 to 1 July 2017 | Source - realestate.com

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
2/1 MARTIN ST, SILVERLEAVES VIC 3922	\$470,000	04/01/2017
24 MARTIN ST, SILVERLEAVES VIC 3922	\$489,000	18/12/2015
7 ROBWOOD CT, SILVERLEAVES VIC 3922	\$427,000	04/06/2017