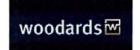
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale		
Address 23 Eleanor Drive, Silvan Vic 3795 Including suburb and postcode		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$1,750,000 & \$1,925,000		
Median sale price		
Median price \$1,197,500 Property Type House Subt	urb Silvan	
Period - From 02/07/2024 to 01/07/2025 Source Prop	perty Data	
Comparable property sales (*Delete A or B below as applicable)		
A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1		
2		
3		
OR		
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.		
This Statement of Information was prepared on:	02/07/2025 14:24	









Rooms: 6

Property Type: House

Land Size: 89034 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price 02/07/2024 - 01/07/2025: \$1,197,500

Comparable Properties

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

Account - Woodards | P: 0390563899



