

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 300 COGHLAN ROAD, SILVERLEAVES, VIC 3922

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 |
|---|-------------|--------------|
| 12 MALABAR COURT COWES VIC 3922 | \$1,230,000 | 24-Apr-25 |
| 4 WOODLAND AVENUE SILVERLEAVES VIC 3922 | \$1,175,000 | 10-Oct-25 |
| 8 GORDON STREET COWES VIC 3922 | \$1,310,000 | 03-Nov-25 |

This Statement of Information was prepared on: