

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
Including suburb and
postcode

6 DESTINATION DRIVE GREENVALE VIC 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,999

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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 6 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

10 DESTINATION DRIVE GREENVALE VIC 3059	\$620,000	03-Feb-22
38 NAPOLI CIRCUIT GREENVALE VIC 3059	\$590,500	24-Aug-21
8 AMIRA ROAD GREENVALE VIC 3059	\$712,000	02-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 05 April 2022



Gladstone Park

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**10 DESTINATION DRIVE
GREENVALE VIC 3059**

3 2 2

Sold Price

^{RS} **\$620,000** Sold Date **03-Feb-22**

Distance -



**38 NAPOLI CIRCUIT GREENVALE
VIC 3059**

3 2 2

Sold Price

\$590,500 Sold Date **24-Aug-21**

Distance -



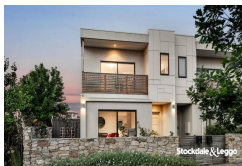
**8 AMIRA ROAD GREENVALE VIC
3059**

3 2 2

Sold Price

\$712,000 Sold Date **02-Oct-21**

Distance -



**3 DESTINATION DRIVE
GREENVALE VIC 3059**

3 2 2

Sold Price

\$682,000 Sold Date **27-Nov-21**

Distance -



**61 VENEZIA PROMENADE
GREENVALE VIC 3059**

3 2 2

Sold Price

\$583,000 Sold Date **01-Oct-21**

Distance -



**22 DORRINGTON STREET
GREENVALE VIC 3059**

3 2 2

Sold Price

\$585,000 Sold Date **22-Nov-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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**11 DESTINATION DRIVE
GREENVALE VIC 3059**

3 2 2

Sold Price **\$640,000** Sold Date **10-Dec-21**

Distance -

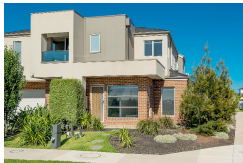


**8 DORRINGTON STREET
GREENVALE VIC 3059**

3 2 2

Sold Price **\$585,000** Sold Date **22-Nov-21**

Distance -



**32 DORRINGTON STREET
GREENVALE VIC 3059**

3 2 2

Sold Price Sold Date **22-Nov-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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