

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

4 TALENCE STREET 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

or range
between

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,000

Property type

Land

Suburb

Greenvale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

9 ADLINGTON AVENUE GREENVALE VIC 3059	\$480,000	30-Sep-24
6 YUROKE ROAD GREENVALE VIC 3059	\$480,000	04-Oct-24
70 PROVIDENCE ROAD GREENVALE VIC 3059	\$520,000	29-Oct-24

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.~~

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**9 ADLINGTON AVENUE
GREENVALE VIC 3059**



Sold Price **\$480,000** Sold Date **30-Sep-24**

Distance **0.48km**

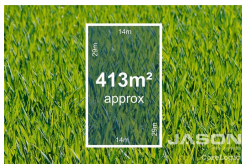


**6 YUROKE ROAD GREENVALE VIC
3059**



Sold Price Sold Date **04-Oct-24**

Distance **0.59km**



**70 PROVIDENCE ROAD
GREENVALE VIC 3059**



Sold Price ^{RS} **\$520,000** Sold Date **29-Oct-24**

Distance **1.84km**

RS = Recent sale **UN** = Undisclosed Sale

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