

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

25 HUBBLE 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,250

Property type

Land

Suburb

Greenvale

Period-from

01 Jul 2022

to

30 Jun 2023

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

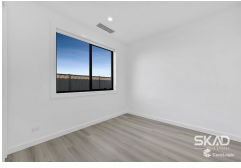
Date of sale

7 GALILEO PLACE GREENVALE VIC 3059	\$749,990	23-May-23
5 GALILEO PLACE GREENVALE VIC 3059	\$749,500	12-Jul-23
4 CLOCKWISE STREET GREENVALE VIC 3059	\$755,000	25-Jan-23

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: 21 July 2023



7 GALILEO PLACE GREENVALE VIC 3059 Sold Price

\$749,990 Sold Date **23-May-23**

 4
  2
  2

Distance **0.11km**



5 GALILEO PLACE GREENVALE VIC 3059 Sold Price

RS \$749,500 Sold Date **12-Jul-23**

 4
  2
  2

Distance **0.12km**



4 CLOCKWISE STREET GREENVALE VIC 3059 Sold Price

\$755,000 Sold Date **25-Jan-23**

 4
  2
  2

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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