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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

19 Padova Drive Greenvale VIC 3059

4 3 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$750,000

### Median Sale Price

\$720,000 Houses in Greenvale between 01 Mar 2018 - 28 Feb 2019

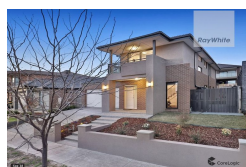
Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



|                                              |            |                  |           |                  |
|----------------------------------------------|------------|------------------|-----------|------------------|
| <b>3 Drinkwater Place Greenvale VIC 3059</b> | Sold Price | <b>\$700,000</b> | Sold Date | <b>08-Sep-18</b> |
| 4  2  2                                      |            |                  | Distance  | <b>0.23km</b>    |



|                                        |            |                  |           |                  |
|----------------------------------------|------------|------------------|-----------|------------------|
| <b>9 Vidos Road Greenvale VIC 3059</b> | Sold Price | <b>\$725,000</b> | Sold Date | <b>12-Oct-18</b> |
| 4  2  2                                |            |                  | Distance  | <b>0.31km</b>    |



|                                            |            |                  |           |                  |
|--------------------------------------------|------------|------------------|-----------|------------------|
| <b>9 Perugia Avenue Greenvale VIC 3059</b> | Sold Price | <b>\$730,000</b> | Sold Date | <b>06-Oct-18</b> |
| 4  3  2                                    |            |                  | Distance  | <b>0.34km</b>    |

RS = Recent sale      UN = Undisclosed Sale

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