

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

8 Eden Place 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

\$1,050,000

&

\$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Land

Suburb

Greenvale

Period-from

01 Feb 2019

to

31 Jan 2020

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

101 Normanby Drive Greenvale VIC 3059	\$1,200,000	12-Oct-19
13 Cameron Court Greenvale VIC 3059	\$1,512,500	30-Nov-19
51 Linlithgow Way Greenvale VIC 3059	\$1,100,000	20-Sep-19

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: 11 February 2020



101 Normanby Drive Greenvale VIC 3059

Sold Price

^{RS}

\$1,200,000

Sold Date

12-Oct-19



6



3



4

Distance

0.43km



13 Cameron Court Greenvale VIC 3059

Sold Price

^{RS}

\$1,512,500

Sold Date

30-Nov-19



5



2



2

Distance

1.24km



51 Linlithgow Way Greenvale VIC 3059

Sold Price

^{RS}

\$1,100,000

Sold Date

20-Sep-19



7



3



2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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