

## 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

3 Piccadilly Court, Greenvale Vic 3059

### Indicative selling price

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

Range between \$590,000

&

\$640,000

### Median sale price\*

Median price \$632,000

House

X

Unit

Suburb Greenvale

Period - From 01/07/2017

to

31/12/2017

Source Price Finder

### 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 six 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
1		
2		
3		

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 six months.

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 6 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

3 Piccadilly Court, Greenvale Vic 3059



Jason David Sassine

03 9338 6411

0419 332 536

jason@jasonrealestate.com.au

**Indicative Selling Price**

\$590,000 - \$640,000

**Median House Price \***

01/07/2017 - 31/12/2017: \$632,000

\* Agent calculated median based on 6 sales



3 2 4

**Rooms:**

**Property Type:** House

Agent Comments

## Comparable Properties

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 six months.