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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

5 Clifton Road Greenvale VIC 3059

 4  2  2

## Indicative Selling Price

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

Range between \$720,000 & \$770,000

## Median Sale Price




\$730,000 Houses in Greenvale between 01 May 2018 - 30 Apr 2019

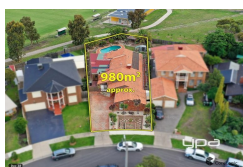
Source: CoreLogic




## Comparable Property Sales

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.






<b>147 Greenvale Drive Greenvale VIC 3059</b>	Sold Price	<b>\$770,000</b>	Sold Date	<b>16-Feb-19</b>
 4  2  3			Distance	<b>0.09km</b>



<b>34 Erskine Court Greenvale VIC 3059</b>	Sold Price	<b>\$750,000</b>	Sold Date	<b>10-Dec-18</b>
 4  2  2			Distance	<b>0.73km</b>



<b>7 Cramond Place Greenvale VIC 3059</b>	Sold Price <sup>RS</sup>	<b>\$725,000</b>	Sold Date	<b>13-May-19</b>
 4  2  2			Distance	<b>0.82km</b>

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

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