

## 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 TAORMINA STREET GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,511

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2021

to

28 Feb 2022

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

1 LAVINIA STREET GREENVALE VIC 3059	\$750,000	07-Jan-22
21 HONEY FLOWER WAY GREENVALE VIC 3059	\$760,000	14-Dec-21
10 PERUGIA AVENUE GREENVALE VIC 3059	\$715,000	03-Dec-21

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: 12 March 2022



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**1 LAVINIA STREET GREENVALE  
VIC 3059**

4 2 2

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**07-Jan-22**

Distance

-



**21 HONEY FLOWER WAY  
GREENVALE VIC 3059**

4 2 2

Sold Price

<sup>RS</sup>

**\$760,000**

Sold Date

**14-Dec-21**

Distance

-



**10 PERUGIA AVENUE GREENVALE  
VIC 3059**

4 2 2

Sold Price

**\$715,000**

Sold Date

**03-Dec-21**

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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