

# 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

7 Erskine 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 \$960,000 & \$1,050,000

### Median sale price

Median price \$866,900 Property Type House Suburb Greenvale

Period - From 01/10/2024 to 31/12/2024 Source REIV

### 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 | 19 Gainford Ct GREENVALE 3059  | \$1,015,000 | 25/09/2024   |
| 2 | 10 Burnley Ct GREENVALE 3059   | \$982,000   | 16/09/2024   |
| 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.~~

This Statement of Information was prepared on: 19/02/2025 11:38

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 4  2  2

**Rooms:** 6**Property Type:** House (Res)**Land Size:** 860 sqm approx

Agent Comments

**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median House Price**

December quarter 2024: \$866,900

## Comparable Properties

**19 Gainford Ct GREENVALE 3059 (REI/VG)**

Agent Comments

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**Price:** \$1,015,000**Method:** Sold Before Auction**Date:** 25/09/2024**Property Type:** House (Res)**Land Size:** 851 sqm approx**10 Burnley Ct GREENVALE 3059 (VG)**

Agent Comments

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**Price:** \$982,000**Method:** Sale**Date:** 16/09/2024**Property Type:** House (Res)**Land Size:** 826 sqm approx

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. There are only two comparable properties in the area. 7 Erskine Court, Greenvale is an un-renovated double front brick home with 4 bedrooms. 19 Gainford Court & 10 Burnley Court, Greenvale are the only two comparable properties that have recently sold and that have similar features and attributes.

Account - Whitefox Real Estate | P: 96459699



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