

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 5 Simmington Circuit, GREENVALE 3059

### Indicative selling price

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

**Range \$629,000 - \$669,000**

### Median sale price

Median **House** for **GREENVALE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$730,000**

### Comparable property sales

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 the most comparable to the property for sale.

**9 Lancaster Court,**  
Greenvale 3059

**Price \$680,000** Sold 17  
November 2019

**33 Greenvale Drive,**  
Greenvale 3059

**Price \$660,500** Sold 04  
August 2018

**11 Simmington Circuit,**  
Greenvale 3059

**Price \$652,000** Sold 06  
December 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

### Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,  
Shopping Centre,  
Gladstone Park VIC 3043

### Contact agents



**Frank Squatrito**  
Stockdale & Leggo

03 9039 5533  
0401 854 850

[frank.squatrito@stockdaleleggo.com.au](mailto:frank.squatrito@stockdaleleggo.com.au)

**Stockdale  
& Leggo**