

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

1 Aberdeen Avenue, Greenvale Vic 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$639,000

&

\$679,000

Median sale price

Median price \$765,500

House

X

Unit

Suburb Greenvale

Period - From 01/10/2017

to

31/12/2017

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	30 Wallace Dr GREENVALE 3059	\$700,000	01/02/2018
2	1 Hornsby Ct GREENVALE 3059	\$673,000	02/12/2017
3	2 Langton Way GREENVALE 3059	\$645,000	30/11/2017

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.

1 Aberdeen Avenue, Greenvale Vic 3059



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Indicative Selling Price

\$639,000 - \$679,000

Median House Price

December quarter 2017: \$765,500



4 2 2

Rooms: 6

Property Type: House

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



30 Wallace Dr GREENVALE 3059 (REI)

Agent Comments

5 2 2

Price: \$700,000

Method: Sold Before Auction

Date: 01/02/2018

Rooms: 7

Property Type: House (Res)

Land Size: 600 sqm approx



1 Hornsby Ct GREENVALE 3059 (REI)

Agent Comments

4 2 2

Price: \$673,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 6

Property Type: House (Res)



2 Langton Way GREENVALE 3059 (REI)

Agent Comments

4 1 2

Price: \$645,000

Method: Sold Before Auction

Date: 30/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 680 sqm approx