

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

LITTLE Real Estate Pty Ltd

Property offered for sale

Address
Including suburb and
postcode 63 Venezia Promenade, Greenvale, Vic 3059

Indicative selling price

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

Single price \$* or range between \$*475,000 & \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$580,000 *House x *Unit Suburb Greenvale

Period - From Jul 2016 to Jun 2017 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

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.