

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

6 PEAK ROAD 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

\$690,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Greenvale

Period-from

01 Apr 2021

to

31 Mar 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

3 SCENERY DRIVE CRAIGIEBURN VIC 3064	\$690,000	26-Feb-22
10 PERUGIA AVENUE GREENVALE VIC 3059	\$715,000	03-Dec-21
52 LAVINIA STREET GREENVALE VIC 3059	\$710,000	23-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.~~

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Haydn Drummer
P (03) 9744 6334
M 0421 116 679
E haydn.drummer@sunbury.rh.com.au



3 SCENERY DRIVE CRAIGIEBURN VIC 3064

4 2 2

Sold Price

^{RS} **\$690,000** Sold Date **26-Feb-22**

Distance **1.13km**



10 PERUGIA AVENUE GREENVALE VIC 3059

4 2 2

Sold Price

\$715,000 Sold Date **03-Dec-21**

Distance **1.41km**



52 LAVINIA STREET GREENVALE VIC 3059

3 2 2

Sold Price

\$710,000 Sold Date **23-Dec-21**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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