

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 660 sqm

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median House Price

March quarter 2017: \$705,000

Comparable Properties

**1 Overton CI GREENVALE 3059 (REI/VG)**

Agent Comments

**Price:** \$640,000**Method:** Auction Sale**Date:** 17/12/2016**Rooms:** 5**Property Type:** House (Res)**Land Size:** 735 sqm**2 Wichill CI GREENVALE 3059 (REI)**

Agent Comments

**Price:** \$632,000**Method:** Auction Sale**Date:** 01/04/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 900 sqm**12 Colton CI GREENVALE 3059 (REI)**

Agent Comments

**Price:** \$573,000**Method:** Auction Sale**Date:** 18/02/2017**Rooms:** 8**Property Type:** House (Res)**Land Size:** 672 sqm

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

14 Rudstone Bend, Greenvale Vic 3059

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$705,000

House X

Suburb Greenvale

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
1 Overton CI GREENVALE 3059	\$640,000	17/12/2016
2 Wichill CI GREENVALE 3059	\$632,000	01/04/2017
12 Colton CI GREENVALE 3059	\$573,000	18/02/2017