

## 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

21 MATTINA CIRCUIT GREENVALE VIC 3059

### Indicative selling price

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

Single Price

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Greenvale

Period-from

01 Feb 2024

to

31 Jan 2025

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

|                                       |        |           |
|---------------------------------------|--------|-----------|
| 6 ADLINGTON AVENUE GREENVALE VIC 3059 | 890000 | 10-Oct-24 |
| 37 ARRAMONT ROAD GREENVALE VIC 3059   | 845000 | 28-Sep-24 |
| 13 FENWAY ROAD GREENVALE VIC 3059     | 850000 | 18-Oct-24 |

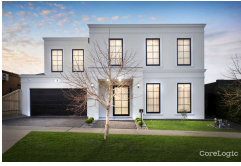
OR

**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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**6 ADLINGTON AVENUE  
GREENVALE VIC 3059**

4 2 2

Sold Price **890000** Sold Date **10-Oct-24**

Distance **0.47km**



**37 ARRAMONT ROAD GREENVALE  
VIC 3059**

4 3 2

Sold Price **845000** Sold Date **28-Sep-24**

Distance **0.45km**



**13 FENWAY ROAD GREENVALE  
VIC 3059**

4 2 2

Sold Price **850000** Sold Date **18-Oct-24**

Distance **0.9km**

RS = Recent sale      UN = Undisclosed Sale

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