

## 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

2/21 Norcal Court 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

or range  
between

\$490,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$723,000

Property type

Other

Suburb

Greenvale

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/21 Norcal Court Greenvale VIC 3059	\$617,000	15-Jun-19
1 Linlithgow Way Greenvale VIC 3059	\$571,000	23-Sep-19
53 Venezia Promenade Greenvale VIC 3059	\$505,000	21-Sep-19

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.~~

This Statement of Information was prepared on: 27 September 2019



**1/21 Norcal Court Greenvale VIC 3059**

 4  2  1

Sold Price

**\$617,000**

Sold Date

**15-Jun-19**

Distance

**0.03km**



**1 Linlithgow Way Greenvale VIC 3059**

 3  2  2

Sold Price

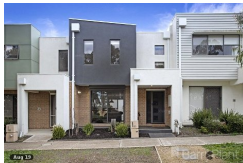
<sup>RS</sup> **\$571,000**

Sold Date

**23-Sep-19**

Distance

**0.83km**



**53 Venezia Promenade Greenvale VIC 3059**

 3  2  2

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date

**21-Sep-19**

Distance

**3.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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