

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 39 Venezia Promenade, Greenvale Vic 3059

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$620,000 Property Type Townhouse Suburb Greenvale

Period - From 13/12/2022 to 12/12/2023 Source REIV

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 six 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	12 Darmain Dr GREENVALE 3059	\$652,000	24/11/2023
2	26 Scarlet Dr GREENVALE 3059	\$620,000	14/07/2023
3	18 Dorrington St GREENVALE 3059	\$593,500	02/09/2023

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 six months.~~

This Statement of Information was prepared on: 13/12/2023 20:09



3 2 2

Rooms: 8
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Townhouse Price
13/12/2022 - 12/12/2023: \$620,000

Comparable Properties

12 Darmain Dr GREENVALE 3059 (REI)

Agent Comments

3 2 2

Price: \$652,000
Method: Sold Before Auction
Date: 24/11/2023
Property Type: House (Res)



26 Scarlet Dr GREENVALE 3059 (REI)

Agent Comments

3 2 2

Price: \$620,000
Method: Sold Before Auction
Date: 14/07/2023
Property Type: House (Res)



18 Dorrington St GREENVALE 3059 (REI)

Agent Comments

3 2 2

Price: \$593,500
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)