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	con	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$590,000		&		\$649,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Том	nhouse		Suburb	Greenvale
Period - From	13/12/2022	to	12/12/2023		Sc	ource	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.

Ado	dress 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









Rooms: 8 Property Type: Townhouse Agent Comments

Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

> **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)



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

Agent Comments



26 Scarlet Dr GREENVALE 3059 (REI)





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

18 Dorrington St GREENVALE 3059 (REI)



Agent Comments

Agent Comments



Price: \$593.500 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res)

Account - Kate Donaldson Real Estate | P: 03 9438 4888





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