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<br>Including suburb and postcode | 10 CHARM ROAD GREENVALE VIC 3059 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $780,000 | & | $820,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $850,000 | Property type | Other | Suburb | Greenvale |
| Period-from | 01 May 2021 | to | 30 Apr 2022 | 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 |
|---|---|---|
| 86 VENEZIA PROMENADE GREENVALE VIC 3059 | $820,000 | 19-Mar-22 |
| 45 IRIS GROVE GREENVALE VIC 3059 | $820,000 | 07-Feb-22 |
| 91 FRONTIER AVENUE GREENVALE VIC 3059 | $820,000 | 02-Feb-22 |

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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**86 VENEZIA PROMENADE GREENVALE VIC 3059**

4 2 2

Sold Price **$820,000** Sold Date **19-Mar-22**

Distance **1.04km**

**45 IRIS GROVE GREENVALE VIC 3059**

4 2 2

Sold Price Sold Date **07-Feb-22**

Distance **1.48km**

**91 FRONTIER AVENUE GREENVALE VIC 3059**

4 2 2

Sold Price Sold Date **02-Feb-22**

Distance **0.22km**

**RS** = Recent sale **UN** = Undisclosed Sale

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