

STATEMENT OF INFORMATION

2/57 ARNCLIFFE BOULEVARD, GREENVALE, VIC 3059

PREPARED BY DANIEL DAMMO, SEED ESTATE GROUP



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

2/57 ARNCLIFFE BOULEVARD, GREENVALE, VIC 3059

Indicative selling price

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

Price Range:

\$680,000 to \$720,000

Median sale price

Median price

\$850,000

Property type

Unit

Suburb

GREENVALE

Period

01 January 2023 to 31 March 2023

Source

pricfinder

Comparable property sales

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

60 GREENVALE DR, GREENVALE, VIC 3059	*\$745,000	03/06/2023
2/27 FLEETWOOD DR, GREENVALE, VIC 3059	\$655,000	05/04/2023
5 PRATO ST, GREENVALE, VIC 3059	\$690,000	25/04/2023

This Statement of Information was prepared on:

28/06/2023