

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	6 Mossgiel Avenue, Greenvale Vic 3059
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$860,000	&	\$890,000

#### Median sale price

Median price	\$685,000	Hou	ıse X	Unit		Suburb	Greenvale
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

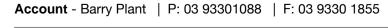
## Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	6 Monte Carlo Ct GREENVALE 3059	\$950,000	07/10/2017
2	15 Burbridge Dr GREENVALE 3059	\$888,000	09/09/2017
3	2 Kirkwell Ct GREENVALE 3059	\$870,000	27/05/2017

#### 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.







Generated: 20/11/2017 14:51











Rooms:

Property Type: Land Land Size: 946 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$860,000 - \$890,000 **Median House Price** September quarter 2017: \$685,000

# Comparable Properties



6 Monte Carlo Ct GREENVALE 3059 (REI)



Price: \$950,000 Method: Auction Sale Date: 07/10/2017 Rooms: 9

Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 



15 Burbridge Dr GREENVALE 3059 (REI)





Price: \$888.000 Method: Auction Sale Date: 09/09/2017

Rooms: 8

Property Type: House (Res) Land Size: 1039 sqm approx Agent Comments



2 Kirkwell Ct GREENVALE 3059 (REI/VG)





Price: \$870,000 Method: Auction Sale Date: 27/05/2017

Rooms: 9

Property Type: House (Res) Land Size: 970 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855





Generated: 20/11/2017 14:51