



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 672 sqm approx

Agent Comments

Comparable Properties



23 Normanby Dr GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$667,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 7

Property Type: House (Res)

Land Size: 705 sqm approx



2 Wichill Ct GREENVALE 3059 (REI)

Agent Comments

 3  2  2

Price: \$632,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 900 sqm approx



14 Rudstone Bnd GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$625,000

Method: Sold Before Auction

Date: 01/06/2017

Rooms: 6

Property Type: House (Res)

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

12 Colton Close, Greenvale Vic 3059

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$655,500

House

X

Suburb

Greenvale

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
23 Normanby Dr GREENVALE 3059	\$667,000	18/03/2017
2 Wichill Ct GREENVALE 3059	\$632,000	01/04/2017
14 Rudstone Bnd GREENVALE 3059	\$625,000	01/06/2017