

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

4 BERTINI DRIVE 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

\$840,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$873,750

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2023

to

31 Aug 2024

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
8 PADOVA DRIVE GREENVALE VIC 3059	\$845,000	12-May-24
15 BLOOM AVENUE GREENVALE VIC 3059	\$850,000	13-Sep-24
33 MYOORA CRESCENT GREENVALE VIC 3059	\$880,000	24-Apr-24

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.~~

This Statement of Information was prepared on: 30 September 2024



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8 PADOVA DRIVE GREENVALE VIC 3059

4 2 2

Sold Price \$845,000 Sold Date 12-May-24

Distance 0.25km



15 BLOOM AVENUE GREENVALE VIC 3059

3 2 2

Sold Price ^{RS} \$850,000 Sold Date 13-Sep-24

Distance 0.52km



33 MYOORA CRESCENT GREENVALE VIC 3059

4 2 2

Sold Price \$880,000 Sold Date 24-Apr-24

Distance 0.62km



26 LUCY CRESCENT GREENVALE VIC 3059

3 2 2

Sold Price \$875,000 Sold Date 31-Mar-24

Distance 0.71km

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

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