

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

6 ADLINGTON AVENUE 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

\$800,000

&

\$880,000

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

6 RENWOOD DRIVE GREENVALE VIC 3059	\$830,000	23-Jul-24
3 TAORMINA STREET GREENVALE VIC 3059	\$935,000	06-Jul-24
39 VERDANT AVENUE GREENVALE VIC 3059	\$827,500	18-Jun-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: 13 September 2024



6 RENWOOD DRIVE GREENVALE VIC 3059

Sold Price

^{RS} **\$830,000**

Sold Date

23-Jul-24

4 2 2

Distance

0.11km



3 TAORMINA STREET GREENVALE VIC 3059

Sold Price

^{RS} **\$935,000** ^{UN}

Sold Date

06-Jul-24

4 2 2

Distance

0.76km



39 VERDANT AVENUE GREENVALE VIC 3059

Sold Price

\$827,500

Sold Date

18-Jun-24

4 2 2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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