

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

17 Allure Drive, Greenvale Vic 3059

Indicative selling price

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

Single price

\$589,000

Median sale price

Median price

\$731,000

House

X

Unit

Suburb

Greenvale

Period - From

01/01/2017

to

31/12/2017

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.

| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 48 Horizon Blvd GREENVALE 3059 | \$620,000 | 17/03/2018 |
| 2 | 28 Frontier Av GREENVALE 3059 | \$588,000 | 17/03/2018 |
| 3 | 34 Admiration Dr CRAIGIEBURN 3064 | \$585,000 | 11/11/2017 |

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.



 3  2  2

Rooms: 5
Property Type: HOUSE
Agent Comments

Indicative Selling Price
\$589,000

Median House Price
Year ending December 2017: \$731,000

Comparable Properties

48 Horizon Blvd GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$620,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)



28 Frontier Av GREENVALE 3059 (REI)

Agent Comments

 3  2  2

Price: \$588,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 313 sqm approx



34 Admiration Dr CRAIGIEBURN 3064 (REI)

Agent Comments

 4  2  2

Price: \$585,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 336 sqm approx