

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

**11 Cockatoo Road Greenvale 3059**

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$510,000

or range between \$

&

\$

**Median sale price**

Median price \$397,250

Property type Land

Suburb Greenvale VIC 3059

Period - From 1 Aug 2019

to

31 Jul 2020

Source Corelogic

**Comparable property sales**

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
54 Navigation Rd, Greenvale VIC 3059	\$499,000	23/03/2020
30 Cockatoo Road Greenvale, VIC, 3059	\$468,000	02/03/2020
6 Port Patrick Court, Greenvale VIC 3059	\$470,000	19/05/2020

This Statement of Information was prepared on: 26/08/2020