

#### 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	17 Simmington Circuit, Greenvale Vic 3059
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$560.000	&	\$600,000
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#### Median sale price

Median price \$758,500	Ηοι	ıse X	Unit		Su	ıburb Gree	envale
Period - From 01/04/2017	to	30/06/2017		Source	REIV		

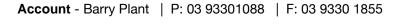
#### Comparable property sales (\*Delete A or B below as applicable)

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 12 Colton CI GREENVALE 3059 \$630,000 05/08/2017 2 14 Rudstone Bnd GREENVALE 3059 \$625,000 01/06/2017 3 70 Dunfermline Av GREENVALE 3059 \$600,000 04/04/2017

#### 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.







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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 783 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$560,000 - \$600,000 **Median House Price** June quarter 2017: \$758,500

### Comparable Properties



12 Colton CI GREENVALE 3059 (REI)



Price: \$630,000 Method: Auction Sale Date: 05/08/2017 Rooms: 8

Property Type: House (Res) Land Size: 672 sqm approx

**Agent Comments** 



14 Rudstone Bnd GREENVALE 3059 (REI/VG) Agent Comments



Price: \$625,000

Method: Sold Before Auction

Date: 01/06/2017 Rooms: 6

Property Type: House (Res) Land Size: 660 sqm approx



70 Dunfermline Av GREENVALE 3059 (VG)

**---** 3





Price: \$600,000 Method: Sale

Date: 04/04/2017

Rooms: -

Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 

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