

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	32 Darmain Drive, Greenvale, 3059

Indicative selling price

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

Single price		or range between	\$460,000	&	\$480,000
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Median sale price

Median price	\$ 400,000	Property type	Vacant Land	Suburb	Greenvale
Period - From	1/11/2019	to	31/10/2020	Source	Corelogic

Comparable property sales

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 Lot 329 - Hillview Road, Greenvale, 3064	\$ 410,000	24/11/2019
2 Lot 428 - Anncey Street, Greenvale, 3059	\$ 407,000	18/01/2020
3 Lot 427 - Anncey Street, Greenvale, 3059	\$ 407,000	8/11/2019

This Statement of Information was prepared on: 10 October 2020