

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

54 Compass Drive 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

*House

X

*Unit

Suburb

Greenvale

Period-from

01 Sep 2018

to

31 Aug 2019

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

58 Parkfront Crescent Roxburgh Park VIC 3064	\$550,000	11-Jun-19
14 Katsura Retreat Roxburgh Park VIC 3064	-	02-May-19

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: 09 September 2019

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**58 Parkfront Crescent Roxburgh
Park VIC 3064**

Sold Price

\$550,000

Sold Date

11-Jun-19 -  -  -

Distance

0.86km**14 Katsura Retreat Roxburgh Park
VIC 3064**

Sold Price

- Sold Date **02-May-19** -  -  -

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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