

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

8 Keller Close 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

or range
between

\$960,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2020

to

31 Oct 2021

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

7 Kinross Court Greenvale VIC 3059	\$971,000	03-Jul-21
41 Glencairn Drive Greenvale VIC 3059	\$1,300,000	06-Sep-21
8 Corrigan Place Attwood VIC 3049	\$1,055,000	07-Aug-21

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: 30 November 2021



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7 Kinross Court Greenvale VIC 3059 Sold Price **\$971,000** Sold Date **03-Jul-21**

4 2 2

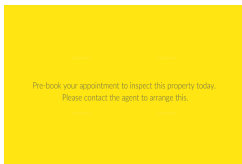
Distance **0.49km**



41 Glencairn Drive Greenvale VIC 3059 Sold Price ^{RS} **\$1,300,000** Sold Date **06-Sep-21**

4 2 2

Distance **1.42km**



8 Corrigan Place Attwood VIC 3049 Sold Price **\$1,055,000** Sold Date **07-Aug-21**

4 2 2

Distance **1.7km**



66 Alanbrae Terrace Attwood VIC 3049 Sold Price **\$1,200,000** Sold Date **30-Jul-21**

4 2 2

Distance **1.78km**



25 Stonebridge Way Attwood VIC 3049 Sold Price **\$1,020,000** Sold Date **09-Aug-21**

4 2 2

Distance **2.03km**

RS = Recent sale UN = Undisclosed Sale

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