

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 Thornley Court, Greenvale Vic 3059

Indicative selling price

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

Range between

\$720,000

&

\$760,000

Median sale price

Median price

\$725,000

House

X

Unit

Suburb

Greenvale

Period - From

01/04/2019

to

30/06/2019

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	147 Greenvale Dr GREENVALE 3059	\$770,000	02/03/2019
2	16 Dufton Ct GREENVALE 3059	\$767,000	27/07/2019
3	88 Kirkham Dr GREENVALE 3059	\$730,000	16/07/2019

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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4 2 2

Rooms: 6

Property Type: House

Land Size: 940 sqm approx

Agent Comments

The property is designed as a 3 bedroom residence with a study/4th bedroom. Please refer to floorplan

Indicative Selling Price

\$720,000 - \$760,000

Median House Price

June quarter 2019: \$725,000

Comparable Properties



147 Greenvale Dr GREENVALE 3059 (REI)

Agent Comments

4 2 3

996m2 land parcel

Price: \$770,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 6

Property Type: House (Res)



16 Dufton Ct GREENVALE 3059 (REI)

Agent Comments

4 2 2

Price: \$767,000

Method: Auction Sale

Date: 27/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 831 sqm approx

88 Kirkham Dr GREENVALE 3059 (REI)

Agent Comments

4 2 2

Price: \$730,000

Method: Private Sale

Date: 16/07/2019

Rooms: 5

Property Type: House

Land Size: 653 sqm approx