

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

4 Aberdeen Avenue, Greenvale Vic 3059

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$705,000

House

X

Suburb

Greenvale

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
6 Knapdale Ct GREENVALE 3059	\$800,000	02/02/2017
43 Simmington Cirt GREENVALE 3059	\$770,000	25/04/2017
3 Clifton Rd GREENVALE 3059	\$758,500	01/04/2017