

Statement of Information

Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address  
Including suburb and  
postcode

17 ASTRONOMY STREET, GREENVALE, VIC 3059

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,100,000 to \$1,200,000

Median sale price

Median price

\$942,000

Property type

House


Suburb

GREENVALE

Period

01 January 2024 to 31 March 2024

Source



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 |
|---------------------------------------|--------------|--------------|
| 19 BREEZE WAY, GREENVALE, VIC 3059    | \$1,105,000  | 07/10/2023   |
| 53 ARENA AVE, ROXBURGH PARK, VIC 3064 | *\$1,110,000 | 05/03/2024   |
| 19 TORINO AVE, GREENVALE, VIC 3059    | *\$1,160,000 | 02/04/2024   |

This Statement of Information was prepared on: 22/04/2024