

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

2/50 KIRKHAM 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Greenvale

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/6 LINLITHGOW WAY GREENVALE VIC 3059	\$600,000	22-Jul-23
2/27 FLEETWOOD DRIVE GREENVALE VIC 3059	\$655,000	05-Apr-23

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: 22 November 2023



Gladstone Park

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**2/6 LINLITHGOW WAY
GREENVALE VIC 3059**

3 2 2

Sold Price **\$600,000** Sold Date **22-Jul-23**

Distance **0.1km**



**2/27 FLEETWOOD DRIVE
GREENVALE VIC 3059**

3 1 1

Sold Price **\$655,000** Sold Date **05-Apr-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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