

## 27 Haddington Crescent, Greenvale Vic 3059



**5 Bed 3 Bath 3 Car**  
**Property Type:** House  
**Land Size:** 1724m<sup>2</sup>  
**Indicative Selling Price**  
 \$1,399,000  
**Median House Price**  
 Year ending June 2017: \$684,250

### Comparable Properties

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**40 Drummond Street, Greenvale 3059 (VG)**  
**5 Bed 4 Bath 4 Car**  
**Price:** \$1,500,000  
**Method:** Sale  
**Date:** 07/06/2017  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4380m<sup>2</sup> approx  
**Agent Comments:** Larger block. 5 bedroom however no additional study. More modern finish. No refrigerated cooling. No tennis court/sauna.

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**18 Drummond Street, Greenvale 3059 (REI)**  
**4 Bed 2 Bath**  
**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Property Type:** House  
**Land Size:** 2000m<sup>2</sup> approx  
**Agent Comments:** Similar build style and interior finish quality. Tennis court but no pool/spa/sauna. Only 4 bed, 2 bath, 2 car and no additional study. No garage or workshop.

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**6 Murray Court, Greenvale 3059 (REI)**  
**4 Bed 3 Bath 3 Car**  
**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Property Type:** House  
**Land Size:** 1677m<sup>2</sup> approx  
**Agent Comments:** Smaller block and house with one less bedroom. Similar garage but no workshop. No pool/spa/sauna or tennis court. Smaller dated kitchen.

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## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

27 Haddington Crescent, Greenvale Vic 3059

#### Indicative selling price

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

Single price

\$1,549,000

#### Median sale price

Median price

\$684,250

House

X

Suburb  
or locality

Greenvale

Period - From

18/04/2017

to

19/10/2017

Source

REIV

#### 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
40 Drummond Street, Greenvale 3059	\$1,500,000	07/06/2017
18 Drummond Street, Greenvale 3059	\$1,380,000	19/08/2017
6 Murray Court, Greenvale 3059	\$1,260,000	07/10/2017