

## 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

3 Caroline Court, 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 \$660,000

#### Median sale price

Median price \$740,000

House

X

Unit

Suburb Greenvale

Period - From 01/01/2018

to 31/03/2018

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	9 Breeze Way GREENVALE 3059	\$685,000	14/04/2018
2	12 Lucy Cr GREENVALE 3059	\$667,000	09/06/2018
3	3 Scarlet Dr GREENVALE 3059	\$660,000	26/05/2018

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$660,000  
**Median House Price**  
March quarter 2018: \$740,000

## Comparable Properties

### 9 Breeze Way GREENVALE 3059 (REI)

Agent Comments



**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 14/04/2018  
**Rooms:** -  
**Property Type:** House



### 12 Lucy Cr GREENVALE 3059 (REI)

Agent Comments



**Price:** \$667,000  
**Method:** Auction Sale  
**Date:** 09/06/2018  
**Rooms:** 6  
**Property Type:** House (Res)



### 3 Scarlet Dr GREENVALE 3059 (REI)

Agent Comments



**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 448 sqm approx