

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

84 AMBITION DRIVE, GREENVALE VIC 3059

#### Indicative selling price

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

\$  or range between  &

#### Median sale price

(\*Delete house or unit as applicable)

Median price  House ☒ ☐ Suburb

Period - From  to  Source

#### 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
18 Amira Road, Greenvale	\$885,500	20-Jun-20
85 Frontier Avenue, Greenvale	\$900,000	31-Oct-20
39 Horizon Boulevard, Greenvale	\$827,000	22-Sep-20