

## 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

10 Clare Boulevard, 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

\$930,000

### Median sale price

Median price

\$697,500

House

X

Unit

Suburb

Greenvale

Period - From

01/10/2016

to

30/09/2017

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	6 Monte Carlo Ct GREENVALE 3059	\$950,000	07/10/2017
2	78 Kirkham Dr GREENVALE 3059	\$940,000	16/09/2017
3	99 Clare Blvd GREENVALE 3059	\$855,000	25/11/2017

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.



 4    2    3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 688 sqm approx

Agent Comments

## Comparable Properties



**6 Monte Carlo Ct GREENVALE 3059 (REI)**

Agent Comments

 6    3    2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**78 Kirkham Dr GREENVALE 3059 (REI)**

Agent Comments

 5    3    2

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 668 sqm approx



**99 Clare Blvd GREENVALE 3059 (REI)**

Agent Comments

 4    3    2

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** 7

**Property Type:** House (Res)