

## 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

1/21 Norcal Court, Greenvale

#### Indicative selling price

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

Single price -  or range between \$520,000 & \$559,000

#### Median sale price

Median price  \*House ☒ \*Unit ☐ Suburb   
Period - From  to  Source

#### 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
2/39 Kirkham Drive, Greenvale	\$560,000	06/02/2019
5 River Rose Street, Greenvale/Greenvale Gardens	\$550,000	26/03/2019
34 Edara Circuit, Greenvale/Umbra	\$575,000	04/02/2019