

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

17 MANTUA DRIVE GREENVALE VIC 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$799,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,750

Property type

House

Suburb

Greenvale

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

6 SAMOS DRIVE GREENVALE VIC 3059	\$780,000	25-Aug-22
46 BOLOGNA CRESCENT GREENVALE VIC 3059	\$732,500	18-Feb-23
10 TORINO AVENUE GREENVALE VIC 3059	\$793,000	10-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 07 December 2023



Gladstone Park

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6 SAMOS DRIVE GREENVALE VIC 3059

Sold Price

\$780,000

Sold Date

25-Aug-22



4



2



2

Distance

0.11km



46 BOLOGNA CRESCENT GREENVALE VIC 3059

Sold Price

\$732,500

Sold Date

18-Feb-23



4



2



2

Distance

0.14km



10 TORINO AVENUE GREENVALE VIC 3059

Sold Price

^{RS} **\$793,000**

Sold Date

10-Oct-23



3



2



2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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