

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

12 Urquhart Court, Greenvale Vic 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$670,000

&

\$715,000

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 Maclaren Ct GREENVALE 3059	\$720,000	05/05/2018
2	1 Aberdeen Av GREENVALE 3059	\$710,000	12/05/2018
3	9 Moffat Ct GREENVALE 3059	\$690,000	17/03/2018

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.~~