

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

1 ALDERBARK WAY 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Greenvale

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---------------------------------------|-----------|-----------|
| 13 FENWAY ROAD GREENVALE VIC 3059 | \$850,000 | 18-Oct-24 |
| 5 SASH STREET GREENVALE VIC 3059 | \$850,000 | 20-Nov-24 |
| 11 MALKARI CIRCUIT GREENVALE VIC 3059 | \$800,000 | 06-Jan-25 |

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: 25 February 2025



**13 FENWAY ROAD GREENVALE
VIC 3059**

4 2 2

Sold Price

\$850,000

Sold Date

18-Oct-24

Distance

0.88km



**5 SASH STREET GREENVALE VIC
3059**

4 3 2

Sold Price

Sold Date

20-Nov-24

Distance

0.96km



**11 MALKARI CIRCUIT GREENVALE
VIC 3059**

4 2 2

Sold Price

^{RS}

\$800,000

Sold Date

06-Jan-25

Distance

1.26km



**37 ARRAMONT ROAD GREENVALE
VIC 3059**

4 3 2

Sold Price

\$845,000

Sold Date

28-Sep-24

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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