

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

4 Crete Street 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

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Greenvale

Period-from

01 Dec 2020

to

30 Nov 2021

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

17 Veneto Grove Greenvale VIC 3059	\$910,000	25-Nov-21
17 Carat Street Greenvale VIC 3059	\$915,000	09-Aug-21
28 Lemonwood Drive Greenvale VIC 3059	\$890,000	17-Jul-21

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: 11 December 2021



17 Veneto Grove Greenvale VIC 3059

Sold Price

^{RS}

\$910,000

Sold Date

25-Nov-21

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Distance

0.26km



17 Carat Street Greenvale VIC 3059

Sold Price

\$915,000

Sold Date

09-Aug-21

 4

 2

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Distance

0.93km



28 Lemonwood Drive Greenvale VIC 3059

Sold Price

\$890,000

Sold Date

17-Jul-21

 4

 2

 2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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