

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 LEMONWOOD 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

or range
between

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,750

Property type

House

Suburb

Greenvale

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

52 BLOSSOM DRIVE GREENVALE VIC 3059	\$701,000	02-Apr-22
65 BLOSSOM DRIVE GREENVALE VIC 3059	\$711,000	20-Nov-21
4 STEINBECK STREET GREENVALE VIC 3059	\$690,000	29-Jan-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20 April 2022



52 BLOSSOM DRIVE GREENVALE VIC 3059

Sold Price

RS

\$701,000

Sold Date

02-Apr-22



3



2



2

Distance

0.36km



65 BLOSSOM DRIVE GREENVALE VIC 3059

Sold Price

\$711,000

Sold Date

20-Nov-21



4



2



2

Distance

0.27km



4 STEINBECK STREET GREENVALE VIC 3059

Sold Price

\$690,000

Sold Date

29-Jan-22



4



2



2

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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