

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

5 PADOVA 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

\$735,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

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 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

3 GISELLE CIRCUIT GREENVALE VIC 3059	\$755,000	26-Feb-22
1 LAVINIA STREET GREENVALE VIC 3059	\$750,000	07-Jan-22
6 MIETTA TERRACE GREENVALE VIC 3059	\$740,000	17-Nov-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: 17 April 2022



**3 GISELLE CIRCUIT GREENVALE
VIC 3059**

 4  2  2

Sold Price

^{RS}

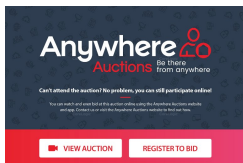
\$755,000

Sold Date

26-Feb-22

Distance

0.57km



**1 LAVINIA STREET GREENVALE
VIC 3059**

 4  2  2

Sold Price

\$750,000

Sold Date

07-Jan-22

Distance

0.47km



**6 MIETTA TERRACE GREENVALE
VIC 3059**

 3  2  2

Sold Price

\$740,000

Sold Date

17-Nov-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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