

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

2 Piccadilly Court, Greenvale Vic 3059

Indicative selling price

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

Range between \$720,000

&

\$760,000

Median sale price

Median price \$734,000

Property Type House

Suburb Greenvale

Period - From 01/10/2019

to 31/12/2019

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	25 Normanby Dr GREENVALE 3059	\$790,000	01/11/2019
2	22 Nicholson Ct GREENVALE 3059	\$780,000	30/11/2019
3	6 Nelson Cl GREENVALE 3059	\$740,000	30/11/2019

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.~~

This Statement of Information was prepared on:

21/02/2020 14:18

Jason David Sassine

03 9338 6411

0419 332 536

jason@jasonrealestate.com.au

Indicative Selling Price

\$720,000 - \$760,000

Median House Price

December quarter 2019: \$734,000



 3  2  3

Property Type: House

Land Size: 1,000 sqm approx

Agent Comments

Designed as a 3 bedroom plus study. The study could be used as a 4th bedroom.

Comparable Properties

25 Normanby Dr GREENVALE 3059 (REI)

Agent Comments

 5  3  6

Price: \$790,000

Method: Sold Before Auction

Date: 01/11/2019

Property Type: House (Res)

Land Size: 705 sqm approx



22 Nicholson Ct GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$780,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 6

Property Type: House (Res)

Land Size: 817 sqm approx



6 Nelson Ct GREENVALE 3059 (REI)

Agent Comments

 3  2  2

Price: \$740,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 6

Property Type: House (Res)

Land Size: 676 sqm approx