

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 Avisha Way, Greenvale Vic 3059

Indicative selling price

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

Range between

\$395,000

&

\$430,000

Median sale price

Median price

\$731,000

House

X

Unit

Suburb

Greenvale

Period - From

01/01/2017

to

31/12/2017

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	1 Avisha Way GREENVALE 3059	\$425,000	19/08/2017
2	19 Horizon Blvd GREENVALE 3059	\$421,000	06/10/2017
3	17 Horizon Blvd GREENVALE 3059	\$421,000	26/10/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 486 sqm approx
Agent Comments

Indicative Selling Price
 \$395,000 - \$430,000
Median House Price
 Year ending December 2017: \$731,000

Comparable Properties

1 Avisha Way GREENVALE 3059 (REI/VG)

Agent Comments



Price: \$425,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Land (Res)
Land Size: 482 sqm approx

19 Horizon Blvd GREENVALE 3059 (VG)

Agent Comments



Price: \$421,000
Method: Sale
Date: 06/10/2017
Rooms: -
Property Type: Land
Land Size: 494 sqm approx

17 Horizon Blvd GREENVALE 3059 (VG)

Agent Comments



Price: \$421,000
Method: Sale
Date: 26/10/2017
Rooms: -
Property Type: Land
Land Size: 495 sqm approx