

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	4 Avisha Way, Greenvale Vic 3059
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$395,000	&	\$430,000
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Median sale price

Median price	\$731,000	Hou	ıse 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.

Ad	dress 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

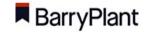
OR

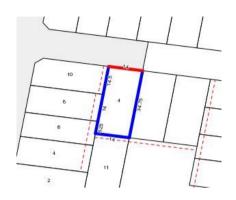
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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)

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)

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Price: \$421,000 Method: Sale Date: 06/10/2017 Rooms: -

Property Type: Land Land Size: 494 sqm approx

17 Horizon Blvd GREENVALE 3059 (VG)

-

Price: \$421,000 Method: Sale Date: 26/10/2017 Rooms: -

Property Type: Land Land Size: 495 sqm approx **Agent Comments**

Agent Comments

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