

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

10 Lochiel Court, Greenvale Vic 3059

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$765,500

House

X

Unit

Suburb

Greenvale

Period - From

01/10/2017

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	4 Bolton Ct GREENVALE 3059	\$818,000	02/12/2017
2	3 Nicholson Ct GREENVALE 3059	\$810,000	07/04/2018
3	2 Keller Cl GREENVALE 3059	\$740,000	24/03/2018

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.



 5  2  2

Rooms: 8

Property Type: House

Land Size: 1083 sqm approx

Agent Comments

Comparable Properties



4 Bolton Ct GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$818,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)



3 Nicholson Ct GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$810,000

Method: Auction Sale

Date: 07/04/2018

Rooms: 9

Property Type: House (Res)

Land Size: 773 sqm approx



2 Keller CI GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$740,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 6

Property Type: House (Res)