

### 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

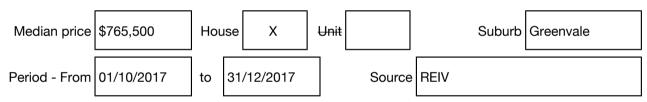
I10 Lochiel Court, Greenvale Vic 3059

#### Indicative selling price

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

Range between	\$740,000	&	\$790,000

#### Median sale price



#### 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 CI 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.

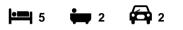
Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548

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#### Generated: 13/04/2018 15:00

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: 8 Property Type: House Land Size: 1083 sqm approx Agent Comments Jason David Sassine 03 9338 6411 0419 332 536 jason@jasonrealestate.com.au

Indicative Selling Price \$740,000 - \$790,000 Median House Price December quarter 2017: \$765,500

## **Comparable Properties**



4 Bolton Ct GREENVALE 3059 (REI)



Price: \$818,000 Method: Auction Sale Date: 02/12/2017 Rooms: -Property Type: House (Res) Agent Comments



3 Nicholson Ct GREENVALE 3059 (REI)

Agent Comments



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)



Price: \$740,000 Method: Auction Sale Date: 24/03/2018 Rooms: 6 Property Type: House (Res) Agent Comments

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