

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

9 CAMERON COURT GREENVALE VIC 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Greenvale

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

4 BOSWELL COURT GREENVALE VIC 3059	\$1,700,000	26-May-22
69 STONEBRIDGE WAY ATTWOOD VIC 3049	\$1,700,000	16-Feb-22

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 6 months.

This Statement of Information was prepared on: 22 June 2022

**4 BOSWELL COURT GREENVALE
VIC 3059**

Sold Price

^{RS}**\$1,700,000**

Sold Date

26-May-22

5



4



4

Distance

0.23km**69 STONEBRIDGE WAY ATTWOOD
VIC 3049**

Sold Price

\$1,700,000

Sold Date

16-Feb-22

4



3



2

Distance

1.75km**RS** = Recent sale**UN** = Undisclosed Sale

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