

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 24 Myoora Crescent, Greenvale/Emerton - 14m x 33.33m (467m²)

Indicative selling price

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

Single price \$423,750 or range between &

Median sale price

Median price \$765,500 *House X *Unit Suburb Greenvale

Period - From 01/10/2017 to 31/12/2017 Source REIV propertydata.com.au

Comparable property sales

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 Avisha Way, Greenvale/Heritage Views 14m x 34.75m (486m ²)	\$435,000	16/03/2018
2. Lot 1306 Cockatoo Road, Greenvale/True North - (14m frontage, 478m ²)	\$421,000	18/02/2018
3. Lot 1349 Terrain Street, Greenvale/True North - 14m x 32m (448m ²)	\$419,000	28/01/2018