

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

31 LEMONWOOD DRIVE 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

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Greenvale

Period-from

01 Feb 2024

to

31 Jan 2025

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

11 CANDY ROAD GREENVALE VIC 3059	\$992,000	19-Feb-25
17 FEODORA STREET GREENVALE VIC 3059	\$1,010,000	06-Dec-24
5 SAN MARCO ROAD GREENVALE VIC 3059	\$985,000	25-Nov-24

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.~~

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11 CANDY ROAD GREENVALE VIC 3059

Sold Price

^{RS} **\$992,000**

Sold Date

19-Feb-25

4 2 2

Distance

0.54km



17 FEODORA STREET GREENVALE VIC 3059

Sold Price

^{RS} **\$1,010,000**

Sold Date

06-Dec-24

4 2 2

Distance

0.12km



5 SAN MARCO ROAD GREENVALE VIC 3059

Sold Price

\$985,000

Sold Date

25-Nov-24

4 2 2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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