

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

8 BELGRADE STREET 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

\$928,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,750

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2022

to

31 Oct 2023

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

5 VIDOS ROAD GREENVALE VIC 3059	\$1,000,000	17-Jul-23
17 VENEZIA PROMENADE GREENVALE VIC 3059	\$970,000	01-Oct-22
12 BOLOGNA CRESCENT GREENVALE VIC 3059	\$910,000	30-Jul-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: 18 November 2023



Gladstone Park

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5 VIDOS ROAD GREENVALE VIC 3059

5 3 2

Sold Price

\$1,000,000

Sold Date

17-Jul-23

Distance

0.15km



17 VENEZIA PROMENADE GREENVALE VIC 3059

4 2 2

Sold Price

\$970,000

Sold Date

01-Oct-22

Distance

0.21km



12 BOLOGNA CRESCENT GREENVALE VIC 3059

4 2 2

Sold Price

\$910,000

Sold Date

30-Jul-22

Distance

0.38km



45 POSITANO GROVE GREENVALE VIC 3059

4 2 2

Sold Price

\$900,000

Sold Date

24-Apr-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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