

## 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

30 Water Fern Grove, Greenvale Vic 3059

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$580,000

#### Median sale price

Median price

\$715,000

House

X

Unit

Suburb

Greenvale

Period - From

01/04/2018

to

30/06/2018

Source

REIV

#### 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	3 Battista Gr GREENVALE 3059	\$600,000	07/08/2018
2	17 Allure Dr GREENVALE 3059	\$585,000	15/06/2018
3	28 Straw Flower Cirt GREENVALE 3059	\$569,000	14/07/2018

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.



 3  2  2

**Rooms:**  
**Property Type:** house  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$580,000  
**Median House Price**  
June quarter 2018: \$715,000

## Comparable Properties



**3 Battista Gr GREENVALE 3059 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 07/08/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 374 sqm approx



**17 Allure Dr GREENVALE 3059 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 15/06/2018  
**Rooms:** 5  
**Property Type:** House



**28 Straw Flower Cirt GREENVALE 3059 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$569,000  
**Method:** Auction Sale  
**Date:** 14/07/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 336 sqm approx