

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

3 Battista Grove, Greenvale Vic 3059

Indicative selling price

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

Range between \$565,000

&

\$595,000

Median sale price

Median price \$723,000

House

X

Unit

Suburb Greenvale

Period - From 01/07/2017

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	34 Firenze Rd GREENVALE 3059	\$615,000	17/05/2018
2	28 Frontier Av GREENVALE 3059	\$588,000	17/03/2018
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: 5

Property Type: House

Land Size: 374 sqm approx

Agent Comments

Comparable Properties



34 Firenze Rd GREENVALE 3059 (REI)

Agent Comments

 3  2  1

Price: \$615,000

Method: Private Sale

Date: 17/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 306 sqm approx



28 Frontier Av GREENVALE 3059 (REI)

Agent Comments

 3  2  2

Price: \$588,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 313 sqm approx



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