

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

2 Dunfermline Avenue, Greenvale Vic 3059

Indicative selling price

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

Range between \$730,000

&

\$770,000

Median sale price

Median price \$758,500

House

X

Unit

Suburb Greenvale

Period - From 01/04/2017

to

30/06/2017

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	43 Simmington Cirt GREENVALE 3059	\$770,000	25/04/2017
2	3 Clifton Rd GREENVALE 3059	\$758,500	01/04/2017
3	65 Clare Blvd GREENVALE 3059	\$730,000	27/05/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



43 Simmington Cirt GREENVALE 3059 (REI)

Agent Comments



Price: \$770,000

Method: Sold Before Auction

Date: 25/04/2017

Rooms: 5

Property Type: House (Res)



3 Clifton Rd GREENVALE 3059 (REI)

Agent Comments



Price: \$758,500

Method: Auction Sale

Date: 01/04/2017

Rooms: 7

Property Type: House

Land Size: 894 sqm approx



65 Clare Blvd GREENVALE 3059 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House

Land Size: 633 sqm approx