

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

5 Lamond Court 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Greenvale

Period-from

01 Oct 2020

to

30 Sep 2021

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

7 Winster Court Greenvale VIC 3059	\$900,000	08-Sep-21
8 Macmillan Avenue Greenvale VIC 3059	\$1,000,000	01-May-21
7 Kinross Court Greenvale VIC 3059	\$971,000	03-Jul-21

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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7 Winster Court Greenvale VIC 3059

3 2 3

Sold Price

^{RS} **\$900,000**

Sold Date **08-Sep-21**

Distance **0.12km**



8 Macmillan Avenue Greenvale VIC 3059

4 2 2

Sold Price

\$1,000,000

Sold Date **01-May-21**

Distance **0.15km**



7 Kinross Court Greenvale VIC 3059

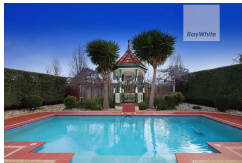
4 2 2

Sold Price

\$971,000

Sold Date **03-Jul-21**

Distance **0.22km**



38 Haddington Crescent Greenvale VIC 3059

4 3 2

Sold Price

^{RS} **\$1,550,000**

Sold Date **25-Sep-21**

Distance **0.28km**



18 Mossgiel Avenue Greenvale VIC 3059

5 3 2

Sold Price

\$1,255,000

Sold Date **19-Dec-20**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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