

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

22 Nicholson Court, Greenvale Vic 3059

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$736,000

Property Type House

Suburb Greenvale

Period - From 01/10/2018

to 30/09/2019

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	9 Lochton Ct GREENVALE 3059	\$714,500	06/07/2019
2	17 Glenmore Pl GREENVALE 3059	\$688,000	27/09/2019
3	79 Greenvale Dr GREENVALE 3059	\$645,000	04/05/2019

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.~~

This Statement of Information was prepared on:

31/10/2019 11:14



Rooms: 8

Property Type: House

Land Size: 817 sqm approx

Agent Comments

Comparable Properties



9 Lochton Ct GREENVALE 3059 (REI)

Agent Comments



Price: \$714,500

Method: Auction Sale

Date: 06/07/2019

Rooms: 7

Property Type: House (Res)

Land Size: 855 sqm approx

17 Glenmore PI GREENVALE 3059 (REI)

Agent Comments



Price: \$688,000

Method: Sold Before Auction

Date: 27/09/2019

Property Type: House (Res)

Land Size: 700 sqm approx



79 Greenvale Dr GREENVALE 3059 (REI)

Agent Comments



Price: \$645,000

Method: Auction Sale

Date: 04/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 713 sqm approx