

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
54 PROVIDENCE ROAD 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 or range between \$965,000 & \$995,000

Median sale price

(*Delete house or unit as applicable)

| | | |
|--|--|---------------------------------------|
| Median Price <input type="text"/> | Property type <input type="text"/> House | Suburb <input type="text"/> Greenvale |
| Period-from <input type="text"/> 01 Nov 2022 | to <input type="text"/> 31 Oct 2023 | Source <input type="text"/> 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 MILESTONE STREET GREENVALE VIC 3059 | \$950,000 | 20-May-23 |
| 8 SASH STREET GREENVALE VIC 3059 | \$942,000 | 01-Oct-22 |
| | | |

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.~~

This Statement of Information was prepared on: 08 November 2023



7 MILESTONE STREET GREENVALE Sold Price
VIC 3059

4 3 2

\$950,000 Sold Date **20-May-23**

Distance **0.26km**



8 SASH STREET GREENVALE VIC Sold Price
3059

4 3 2

\$942,000 Sold Date **01-Oct-22**

Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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