

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	25 Darmain Drive Greenvale, 3059
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Indicative selling price

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

Range between	\$560,000 & \$580,000
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Median sale price

Median price	\$438,250	Property Type	VACANT LAND	Suburb	GREENVALE (3059)
Period - From	01-Jul-2024	to	22-Aug-2024	Source	Pricefinder

Comparable property sales

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	23 Hawkstowe Crescent, Greenvale, Vic 3059	\$690,000	08-Aug-2024
2	86 Positano Grove, Greenvale, Vic 3059	\$580,000	27-Jul-2024
3	8 Buttercup Drive, Greenvale, Vic 3059	\$575,000	09-Jul-2024

This statement of information was prepared on 22-Aug-2024 at 2:56:44 PM AEST