

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 7 Donatello Road, Greenvale, VIC 3059

Indicative selling price

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

Price Range

\$670,000

&

\$720,000

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Greenvale (3059)

Period - From

02/02/2024

to

01/01/2025

Source

Realestate.com.au

Comparable property sales

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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

22 Fenway Road, Greenvale, VIC 3058

\$865,000

28/01/2025

19A Taloumbi Crescent, Greenvale, VIC 3059

\$740,000

21/01/2025

5 Malkari Circuit, Greenvale, VIC 3059

\$740,000

07/01/2025

This Statement of Information was prepared on: 22/02/2025