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 HENNA AVENUE 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 \$660,000	&	\$720,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$850,000	Prop	rty type House		Suburb	Greenvale	
Period-from	01 Apr 2023	to	31 Mar 2	2024	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
21 LUCY CRESCENT GREENVALE VIC 3059	\$645,000	16-Mar-24
19 MACHELL WAY GREENVALE VIC 3059	\$680,000	11-Apr-24
3 PEBBLE STREET GREENVALE VIC 3059	\$702,000	14-Nov-23

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: 14 April 2024







21 LUCY CRESCENT GREENVALE VIC 3059

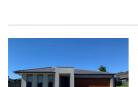
Sold Price

RS \$645,000 UN

Sold Date 16-Mar-24

Distance

0.75km



19 MACHELL WAY GREENVALE VIC Sold Price 3059

*\$680,000 Sold Date 11-Apr-24

Distance

Distance 1.8km



3 PEBBLE STREET GREENVALE VIC Sold Price

\$702,000 Sold Date 14-Nov-23

1.15km

3059

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RS = Recent sale

UN = Undisclosed Sale

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