

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

8 EVERINGHAM COURT 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

\$870,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Greenvale

Period-from

01 Apr 2021

to

31 Mar 2022

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

| | | |
|--------------------------------------|-----------|-----------|
| 643 SOMERTON ROAD GREENVALE VIC 3059 | \$935,000 | 27-Sep-21 |
| 4 THORNLEY COURT GREENVALE VIC 3059 | \$910,000 | 04-Dec-21 |
| 4 LEEDS COURT GREENVALE VIC 3059 | \$910,000 | 05-Nov-21 |

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.~~

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**643 SOMERTON ROAD
GREENVALE VIC 3059**

3 2 2

Sold Price **\$935,000** Sold Date **27-Sep-21**

Distance **0.12km**



**4 THORNLEY COURT GREENVALE
VIC 3059**

3 2 2

Sold Price ^{RS} **\$910,000** Sold Date **04-Dec-21**

Distance **0.08km**



**4 LEEDS COURT GREENVALE VIC
3059**

3 3 5

Sold Price **\$910,000** Sold Date **05-Nov-21**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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