

## 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

18 MACHELL WAY GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,075,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,500

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

89 HORIZON BOULEVARD GREENVALE VIC 3059	\$1,130,000	26-Mar-22
8 MATON STREET GREENVALE VIC 3059	\$1,125,000	05-Feb-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: 07 April 2022



**89 HORIZON BOULEVARD  
GREENVALE VIC 3059**

 4  2  3

Sold Price <sup>RS</sup> **\$1,130,000** Sold Date **26-Mar-22**

Distance -



**8 MATON STREET GREENVALE VIC  
3059**

 4  3  2

Sold Price **\$1,125,000** Sold Date **05-Feb-22**

Distance -

**RS** = Recent sale

**UN** = Undisclosed Sale

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