

## 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 3 (Lot 1019) Chance Street, Greenvale/Aspect – Approximately 16.19m x 41m (664m<sup>2</sup>)

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price - or range between \$480,000 & 509,000

#### Median sale price

Median price \$765,500 \*House X \*Unit Suburb Greenvale  
Period - From 01/10/2017 to 31/12/2017 Source REIV propertydata.com.au

#### 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. Lot 1152 Bisect Road, Greenvale/True North - 16m x 39.25m (628m <sup>2</sup> )	\$525,000	24/01/2018
2. Lot 1523 Navigation Road, Greenvale/True North - 16m x 34m (544m <sup>2</sup> )	\$513,000	04/04/2018
3. 17 Fraserburgh Cres, Greenvale/Shannon Rise – 17.5m x 38m (665m <sup>2</sup> )	\$570,000	05/03/2018