

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

41 EDARA CIRCUIT 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,250

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2023

to

31 Aug 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

6 RENWOOD DRIVE GREENVALE VIC 3059	\$830,000	23-Jul-24
29 MERVYN DRIVE GREENVALE VIC 3059	\$885,000	13-Apr-24
39 VERDANT AVENUE GREENVALE VIC 3059	\$827,500	20-Jun-24

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: 03 September 2024



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**6 RENWOOD DRIVE GREENVALE
VIC 3059**

4 2 2

Sold Price

^{RS} **\$830,000**

Sold Date

23-Jul-24

Distance

1.87km



**29 MERVYN DRIVE GREENVALE
VIC 3059**

3 2 2

Sold Price

\$885,000

Sold Date

13-Apr-24

Distance

0.79km



**39 VERDANT AVENUE GREENVALE
VIC 3059**

4 2 2

Sold Price

^{RS} **\$827,500**

Sold Date

20-Jun-24

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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