

## 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

148 BLOSSOM DRIVE GREENVALE VIC 3059

### Indicative selling price

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

Single Price

or range  
between

\$1,425,000

&

\$1,525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$871,250

Property type

House

Suburb

Greenvale

Period-from

01 Aug 2023

to

31 Jul 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

146 BLOSSOM DRIVE GREENVALE VIC 3059

\$1,500,000

21-Apr-24

18 MACHELL WAY GREENVALE VIC 3059

\$1,430,000

27-Jul-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: 12 August 2024



**146 BLOSSOM DRIVE GREENVALE  
VIC 3059**

Sold Price

**\$1,500,000**

Sold Date

**21-Apr-24**



5



4



2

Distance

**0.02km**



**18 MACHELL WAY GREENVALE VIC  
3059**

Sold Price

<sup>RS</sup>

**\$1,430,000**

Sold Date

**27-Jul-24**



5



3



2

Distance

**1.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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