

## 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

26 Rudstone Bend 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

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$723,000

Property type

House

Suburb

Greenvale

Period-from

01 Apr 2019

to

31 Mar 2020

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

4 Chester Close Greenvale VIC 3059	\$725,000	26-Oct-19
6 Nelson Close Greenvale VIC 3059	\$740,000	30-Nov-19
6 Barlby Court Greenvale VIC 3059	\$762,500	13-Oct-19

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: 22 April 2020



**4 Chester Close Greenvale VIC 3059**

 4  2  5

Sold Price

**\$725,000**

Sold Date

**26-Oct-19**

Distance

**0.32km**



**6 Nelson Close Greenvale VIC 3059**

 4  2  3

Sold Price

**\$740,000**

Sold Date

**30-Nov-19**

Distance

**0.46km**



**6 Barlby Court Greenvale VIC 3059**

 4  2  2

Sold Price

**\$762,500**

Sold Date

**13-Oct-19**

Distance

**1.72km**

RS = Recent sale

UN = Undisclosed Sale

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