

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	99 Clare Boulevard, Greenvale Vic 3059
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$740,000	&	\$780,000

#### Median sale price

Median price	\$685,000	Hou	ise X	Unit		Suburb	Greenvale
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

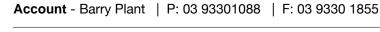
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price Date of sale

1	30 Castlehill Av GREENVALE 3059	\$820,500	27/05/2017
2	28 Fraserburgh Cr GREENVALE 3059	\$795,000	10/06/2017
3	23 Fraserburgh Cr GREENVALE 3059	\$783,000	08/07/2017

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 six months.







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Rooms:

Property Type: House Land Size: 626 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$740,000 - \$780,000 **Median House Price** September quarter 2017: \$685,000

## Comparable Properties

30 Castlehill Av GREENVALE 3059 (REI)

**-** 5





**Agent Comments** 

Price: \$820,500 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: House (Res) Land Size: 637 sqm approx

28 Fraserburgh Cr GREENVALE 3059 (VG)







Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 688 sqm approx



23 Fraserburgh Cr GREENVALE 3059 (REI)





Price: \$783,000 Method: Auction Sale Date: 08/07/2017 Rooms: 6

Property Type: House (Res) Land Size: 750 sqm approx

**Agent Comments** 

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