

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

99 Clare Boulevard, Greenvale Vic 3059

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

House

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.~~



 4  3  2

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)

Agent Comments

 5  3  2

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

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Price: \$795,000
Method: Sale
Date: 10/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 688 sqm approx



23 Fraserburgh Cr GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$783,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 750 sqm approx