

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|----------------------------------|
| Address Including suburb and postcode | 25 Darmain Drive Greenvale, 3059 |
|---|----------------------------------|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$560,000 & \$595,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|------------------|
| Median price | \$487,500 | Property Type | VACANT LAND | Suburb | GREENVALE (3059) |
| Period - From | 01-Jul-2023 | to | 26-Oct-2023 | Source | Pricefinder |

Comparable property sales

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 | 53 Hillview Road, Greenvale, Vic 3059 | \$630,000 | 30-Aug-2023 |
| 2 | 18 Linlithgow Way, Greenvale, Vic 3059 | \$550,000 | 20-Jul-2023 |
| 3 | Lot 55, 85 Bonds Lane, Greenvale, Vic 3059 | \$510,000 | 05-Aug-2023 |

This statement of information was prepared on 15-Mar-2024 at 5:59:17 PM EST