



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 771 sqm

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$650,000

**Median House Price**

March quarter 2017: \$705,000

## Comparable Properties



**32 Piccadilly Ct GREENVALE 3059 (REI)**

**Agent Comments**



**Price:** \$673,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 701 sqm



**17 Arkley Dr GREENVALE 3059 (REI)**

**Agent Comments**



**Price:** \$645,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 538 sqm



**14 Rudstone Bnd GREENVALE 3059 (REI)**

**Agent Comments**



**Price:** \$625,000

**Method:** Sold Before Auction

**Date:** 01/06/2017

**Rooms:** 6

**Property Type:** House (Res)

## 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

3 Heskett Court, Greenvale Vic 3059

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

#### Median sale price

Median price \$705,000

House X

Suburb Greenvale

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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 |
|---------------------------------|-----------|--------------|
| 32 Piccadilly Ct GREENVALE 3059 | \$673,000 | 13/05/2017   |
| 17 Arkley Dr GREENVALE 3059     | \$645,000 | 17/06/2017   |
| 14 Rudstone Bnd GREENVALE 3059  | \$625,000 | 01/06/2017   |