

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

67 Kirkham Drive, Greenvale Vic 3059

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price \$399,000 Property Type Vacant land Suburb Greenvale

Period - From 10/03/2020 to 09/03/2021 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	2 Saffron St GREENVALE 3059	\$650,000	11/12/2020
2	3 Milestone St GREENVALE 3059	\$630,000	18/12/2020
3	17 Muirhead Ct GREENVALE 3059	\$524,500	26/02/2021

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.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$495,000 - \$544,500

Median Land Price

10/03/2020 - 09/03/2021: \$399,000



Property Type: Land

Land Size: 701 sqm approx

Agent Comments

Comparable Properties

2 Saffron St GREENVALE 3059 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 11/12/2020

Property Type: Land

Land Size: 401 sqm approx



3 Milestone St GREENVALE 3059 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 18/12/2020

Property Type: Land

Land Size: 313 sqm approx



17 Muirhead Ct GREENVALE 3059 (REI)

Agent Comments



Price: \$524,500

Method: Private Sale

Date: 26/02/2021

Property Type: Land

Land Size: 740 sqm approx