

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

50 HERMITAGE DRIVE GREENVALE VIC 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Greenvale

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 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

68 ARDLIE STREET ATTWOOD VIC 3049	\$1,050,000	23-Dec-21
152 GREENVALE DRIVE GREENVALE VIC 3059	\$1,071,000	30-Sep-21
8 KELLER CLOSE GREENVALE VIC 3059	\$995,000	04-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 26 April 2022



Gladstone Park

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68 ARDLIE STREET ATTWOOD VIC 3049

Sold Price

^{RS}

\$1,050,000

Sold Date

23-Dec-21

5

2

2

Distance

2.24km



**152 GREENVALE DRIVE
GREENVALE VIC 3059**

Sold Price

\$1,071,000

Sold Date

30-Sep-21

5

2

2

Distance

-



8 KELLER CLOSE GREENVALE VIC 3059

Sold Price

\$995,000

Sold Date

04-Dec-21

4

2

2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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