

Statement of Information

Single Residential Property Located in Metropolitan Melbourne Area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Fleetwood Drive, Greenvale Vic 3059

Indicative selling price

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

Range between \$685000 and \$750000

Median sale price

Median price

\$779,000

Property Type

House

Suburb

Greenvale

Period - From

01/01/2020

to

31/03/2020

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	4 Nicholson Ct GREENVALE 3059	\$780,000	12/06/2020
2	57 Greenvale Dr GREENVALE 3059	\$721,500	13/06/2020
3	2/27 Fleetwood Dr GREENVALE 3059	\$525,000	07/02/2020

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:

18/06/2020 10:32