

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

7 Honey Flower Way 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,500

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2019

to

31 Oct 2020

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

26 Straw Flower Circuit Greenvale VIC 3059	\$590,000	06-Jul-20
15 Lucy Crescent Greenvale VIC 3059	\$590,000	24-Oct-20
4 Pristine Drive Greenvale VIC 3059	\$562,500	01-Jul-20

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: 16 November 2020



26 Straw Flower Circuit Greenvale VIC 3059

Sold Price

\$590,000

Sold Date

06-Jul-20
 4
 2
 2

Distance

0.32km


15 Lucy Crescent Greenvale VIC 3059

Sold Price

^{RS} **\$590,000**

Sold Date

24-Oct-20
 4
 2
 2

Distance

0.33km


4 Pristine Drive Greenvale VIC 3059

Sold Price

\$562,500

Sold Date

01-Jul-20
 3
 2
 2

Distance

1.97km
RS = Recent sale

UN = Undisclosed Sale

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