

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

1 Perugia Avenue 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2020

to

31 Oct 2021

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

9 Perugia Avenue Greenvale VIC 3059	\$750,000	22-Oct-20
46 Perugia Avenue Greenvale VIC 3059	\$780,000	04-Mar-21
49 Perugia Avenue Greenvale VIC 3059	\$570,000	03-Dec-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: 30 November 2021



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



9 Perugia Avenue Greenvale VIC 3059

Sold Price **\$750,000** Sold Date **22-Oct-20**

4 3 2

Distance **0.05km**



46 Perugia Avenue Greenvale VIC 3059

Sold Price **\$780,000** Sold Date **04-Mar-21**

4 2 2

Distance **0.25km**



49 Perugia Avenue Greenvale VIC 3059

Sold Price **\$570,000** Sold Date **03-Dec-20**

4 2 2

Distance **0.26km**



27 Bellini Drive Greenvale VIC 3059

Sold Price **\$745,000** Sold Date **05-Mar-21**

3 2 2

Distance **0.27km**



14 Bologna Crescent Greenvale VIC 3059

Sold Price **\$816,500** Sold Date **10-Oct-20**

4 2 2

Distance **0.4km**



11 Chance Street Greenvale VIC 3059

Sold Price **\$735,000** Sold Date **03-Dec-20**

3 2 2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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E luke@ypa.com.au



12 Buttercup Drive Greenvale VIC 3059

Sold Price

\$742,500

Sold Date

20-Feb-21



4



2



2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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