

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

38 FRONTIER 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Land

Suburb

Greenvale

Period-from

01 May 2021

to

30 Apr 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

37 KENNEDY PARADE ROXBURGH PARK VIC 3064	\$525,000	24-Mar-21
10 SCAEVOLA ROAD CRAIGIEBURN VIC 3064	\$565,000	03-Aug-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.

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Gladstone Park

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**37 KENNEDY PARADE ROXBURGH
PARK VIC 3064**

3 2 2

Sold Price

\$525,000

Sold Date

24-Mar-21

Distance

3.84km



**10 SCAEVOLA ROAD
CRAIGIEBURN VIC 3064**

3 2 2

Sold Price

\$565,000

Sold Date

03-Aug-21

Distance

4.3km

RS = Recent sale

UN = Undisclosed Sale

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