



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 820 sqm
 Agent Comments

Indicative Selling Price
 \$660,000 - \$700,000
Median House Price
 March quarter 2017: \$705,000

Comparable Properties



14 Largs Ct GREENVALE 3059 (REI/VG)

Agent Comments

 4  2  2

Price: \$705,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 832 sqm



85 Kirkham Dr GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$705,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 720 sqm



1 Hull Ct GREENVALE 3059 (REI)

Agent Comments

 3  2  2

Price: \$700,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House (Res)

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

20 Simmington Circuit, Greenvale Vic 3059

Indicative selling price

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

Range between

\$660,000

&

\$700,000

Median sale price

Median price

\$705,000

House

X

Suburb

Greenvale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
14 Largs Ct GREENVALE 3059	\$705,000	04/03/2017
85 Kirkham Dr GREENVALE 3059	\$705,000	29/04/2017
1 Hull Ct GREENVALE 3059	\$700,000	18/03/2017