

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 20 Giselle Circuit, Greenvale VIC 3059

Indicative selling price

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

Single price \$* or range between \$550,000 \$580,000

Median sale price

Median price \$600,000 *House X *Unit Suburb Greenvale, VIC
Period - From Feb - 2018 to Aug - 2018 Source Corelogic - RP Data

Comparable property sales

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. 25 Lavinia Street, Greenvale	\$579,000	28/02/2018
2. 29 Lavinia Street, Greenvale	\$575,000	20/02/2018
3. 31 Giselle Circuit Greenvale	\$575,000	20/02/2018

Property data source: Realestate.com.au Generated on 2nd of August 2018.