

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

4 MALKARI CIRCUIT 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,000

Property type

Land

Suburb

Greenvale

Period-from

01 Aug 2023

to

31 Jul 2024

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

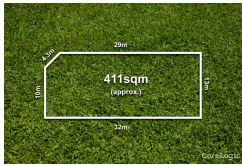
Date of sale

9 ADLINGTON AVENUE GREENVALE VIC 3059	\$480,000	19-Apr-24
29 AVISHA WAY GREENVALE VIC 3059	\$495,000	25-Apr-24
25 LEAFVIEW DRIVE GREENVALE VIC 3059	\$490,000	07-Jun-24

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: 06 August 2024



9 ADLINGTON AVENUE GREENVALE VIC 3059

Sold Price **\$480,000** Sold Date **19-Apr-24**

- - -

Distance **0.5km**



29 AVISHA WAY GREENVALE VIC 3059

Sold Price **\$495,000** Sold Date **25-Apr-24**

- - -

Distance **0.53km**



25 LEAFVIEW DRIVE GREENVALE VIC 3059

Sold Price ^{RS} **\$490,000** Sold Date **07-Jun-24**

- - -

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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