

## 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 7 Chance Street, Greenvale/Aspect - (549m<sup>2</sup>, 14.17m frontage)

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price - or range between \$440,000 & \$469,000

#### Median sale price

Median price \$447,000 \*House \*Land X Suburb Greenvale  
Period - From 01/08/2018 to 31/07/2019 Source CoreLogic

#### Comparable property sales

These are two 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. The third property (just 2 doors away) was sold fifteen months earlier & has been included as a further reference.

Address of comparable property	Price	Date of sale
1. 8 Battista Grove, Greenvale/Providence (598m <sup>2</sup> , 12.5m frontage)	\$480,000	26/04/2019
2. 21 Verona Street, Greenvale/Providence (573m <sup>2</sup> , 16m frontage approx.)	\$485,000	25/03/2019
3. 3 Chance Street, Greenvale/Aspect (664m <sup>2</sup> , 16.19m frontage)	\$570,000	04/06/2018