

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

31 LEMONWOOD DRIVE 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

\$900,000

&

\$905,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Greenvale

Period-from

01 Jun 2024

to

31 May 2025

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

8 SAFFRON STREET GREENVALE VIC 3059	\$907,500	03-May-25
1 ALDERBARK WAY GREENVALE VIC 3059	\$900,000	08-Mar-25
35 MYOORA CRESCENT GREENVALE VIC 3059	\$905,000	15-Feb-25

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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**8 SAFFRON STREET GREENVALE
VIC 3059**

4 3 2

Sold Price

^{RS} **\$907,500** Sold Date **03-May-25**

Distance **0.6km**



**1 ALDERBARK WAY GREENVALE
VIC 3059**

4 2 2

Sold Price

\$900,000 Sold Date **08-Mar-25**

Distance **0.67km**



**35 MYOORA CRESCENT
GREENVALE VIC 3059**

4 2 2

Sold Price

\$905,000 Sold Date **15-Feb-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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