

## 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 SCARLET DRIVE GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$725,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$883,000

Property type

House

Suburb

Greenvale

Period-from

01 Dec 2023

to

30 Nov 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 25 GISELLE CIRCUIT GREENVALE VIC 3059 | \$727,500 | 27-Sep-24 |
| 83 FRONTIER AVENUE GREENVALE VIC 3059 | \$737,500 | 27-Jun-24 |
| 2 RYSA ROAD GREENVALE VIC 3059        | \$735,000 | 19-Sep-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: 05 December 2024



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**25 GISELLE CIRCUIT GREENVALE  
VIC 3059**

4 2 2

Sold Price

**\$727,500**

Sold Date **27-Sep-24**

Distance **0.99km**



**83 FRONTIER AVENUE  
GREENVALE VIC 3059**

4 2 2

Sold Price

**\$737,500**

Sold Date **27-Jun-24**

Distance **1.39km**



**2 RYSA ROAD GREENVALE VIC  
3059**

4 2 1

Sold Price

**\$735,000**

Sold Date **19-Sep-24**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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