

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

5 INVERIE COURT 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

\$795,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2024

to

28 Feb 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

5 REDLEAF WAY GREENVALE VIC 3059	\$862,000	16-Oct-24
111B GREENVALE DRIVE GREENVALE VIC 3059	\$935,000	02-Oct-24
1 PEBBLE STREET GREENVALE VIC 3059	\$861,000	12-Oct-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.~~

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5 REDLEAF WAY GREENVALE VIC 3059 Sold Price **\$862,000** Sold Date **16-Oct-24**
Distance **1.96km**
4 3 2



111B GREENVALE DRIVE GREENVALE VIC 3059 Sold Price ^{RS} **\$935,000** Sold Date **02-Oct-24**
Distance **1.21km**
4 2 2



1 PEBBLE STREET GREENVALE VIC 3059 Sold Price **\$861,000** Sold Date **12-Oct-24**
Distance **1.84km**
4 2 2

RS = Recent sale UN = Undisclosed Sale

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