

Leonard Smith

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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

Lot 25 Napoleon Street Greendale VIC 3341



## Indicative Selling Price

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

Range between \$250,000 & \$275,000

## Median Sale Price

\$237,835 Lands in Greendale between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.



**9 Greendale-Myrning Road  
Greendale VIC 3341**



Sold Price **\$250,000** Sold Date **13-Sep-18**

Distance **0.54km**



**LOT 108 Dales Creek Avenue Dales  
Creek VIC 3341**



Sold Price **\$225,000** Sold Date **12-Nov-18**

Distance **4.51km**

RS = Recent sale

UN = Undisclosed Sale

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