

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

9 Luster Circuit 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2018

to

31 Oct 2019

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 Verona Street Greenvale VIC 3059	\$640,000	05-Oct-19
17 Bellini Drive Greenvale VIC 3059	\$640,000	23-Jul-19
79 Lemonwood Drive Greenvale VIC 3059	\$660,000	09-Nov-19

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: 24 November 2019



5 Verona Street Greenvale VIC 3059

3 2 2

Sold Price **\$640,000** Sold Date **05-Oct-19**

Distance **0.52km**



17 Bellini Drive Greenvale VIC 3059

4 2 2

Sold Price

Sold Date **23-Jul-19**

Distance **0.97km**



79 Lemonwood Drive Greenvale VIC 3059

3 2 2

Sold Price

\$660,000 Sold Date **09-Nov-19**

Distance **1.61km**

RS = Recent sale UN = Undisclosed Sale

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