

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

16 EMILY STREET 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Greenvale

Period-from

01 Jul 2021

to

30 Jun 2022

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

| | | |
|---------------------------------------|-----------|-----------|
| 97 LEMONWOOD DRIVE GREENVALE VIC 3059 | \$820,000 | 10-Jun-22 |
| 45 IRIS GROVE GREENVALE VIC 3059 | \$820,000 | 07-Feb-22 |
| 2 PERUGIA AVENUE GREENVALE VIC 3059 | \$820,000 | 16-Dec-21 |

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: 18 July 2022



**97 LEMONWOOD DRIVE
GREENVALE VIC 3059**

 3  2  2

Sold Price

^{RS} **\$820,000**

Sold Date

10-Jun-22

Distance

0.39km



**45 IRIS GROVE GREENVALE VIC
3059**

 4  2  2

Sold Price

\$820,000

Sold Date

07-Feb-22

Distance

0.57km



**2 PERUGIA AVENUE GREENVALE
VIC 3059**

 4  2  4

Sold Price

Sold Date

16-Dec-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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