

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

14 Middleton 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Land

Suburb

Greenvale

Period-from

01 May 2020

to

30 Apr 2021

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

2B Catterick Court Greenvale VIC 3059	\$726,000	13-Mar-21
32 Motherwell Avenue Greenvale VIC 3059	\$883,000	14-Nov-20
27 Adderley Drive Greenvale VIC 3059	\$840,000	25-Nov-20

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: 03 May 2021



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2B Catterick Court Greenvale VIC 3059

3 2 1

Sold Price

^{RS} **\$726,000**

Sold Date

13-Mar-21

Distance

0.16km



32 Motherwell Avenue Greenvale VIC 3059

4 3 3

Sold Price

\$883,000

Sold Date

14-Nov-20

Distance

0.46km



27 Adderley Drive Greenvale VIC 3059

3 2 2

Sold Price

\$840,000

Sold Date

25-Nov-20

Distance

0.55km



20B Motherwell Avenue Greenvale VIC 3059

3 2 1

Sold Price

\$635,000

Sold Date

25-Nov-20

Distance

0.6km



86 Clare Boulevard Greenvale VIC 3059

4 3 2

Sold Price

\$910,000

Sold Date

03-Dec-20

Distance

0.6km



4 Grangemouth Place Greenvale VIC 3059

4 2 2

Sold Price

\$911,000

Sold Date

09-Feb-21

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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15 Stranraer Close Greenvale VIC 3059

5 2 2

Sold Price **\$860,000** Sold Date **18-Jan-21**

Distance **0.74km**



14 Maclaren Court Greenvale VIC 3059

4 2 4

Sold Price ^{RS} **\$825,000** Sold Date **13-Mar-21**

Distance **0.86km**



93 Kirkham Drive Greenvale VIC 3059

4 3 2

Sold Price **\$900,000** Sold Date **11-Jan-21**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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