

## 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

32 SILVERWOOD DRIVE GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$635,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Greenvale

Period-from

01 Jun 2022

to

31 May 2023

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

82 LEMONWOOD DRIVE GREENVALE VIC 3059	\$663,000	22-Apr-23
24 VENTURA WAY GREENVALE VIC 3059	\$665,000	09-Mar-23
109 CARROLL LANE GREENVALE VIC 3059	\$685,000	14-Feb-23

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: 29 June 2023



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**82 LEMONWOOD DRIVE  
GREENVALE VIC 3059**

3 2 2

Sold Price **\$663,000** Sold Date **22-Apr-23**

Distance **0.21km**



**24 VENTURA WAY GREENVALE  
VIC 3059**

3 2 2

Sold Price **\$665,000** Sold Date **09-Mar-23**

Distance **0.55km**



**109 CARROLL LANE GREENVALE  
VIC 3059**

3 2 1

Sold Price **\$685,000** Sold Date **14-Feb-23**

Distance **1.83km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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