

## 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

4 Thornley Court Greenvale VIC 3059

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Greenvale

Period-from

01 Nov 2020

to

31 Oct 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

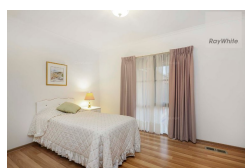
Date of sale

14 Haworth Court Greenvale VIC 3059	\$795,000	27-May-21
8 Abbey Alley Greenvale VIC 3059	\$780,000	11-Oct-21
14 Colton Close Greenvale VIC 3059	\$800,000	21-Jun-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: 04 November 2021



**14 Haworth Court Greenvale VIC 3059**

3 1 2

Sold Price **\$795,000** Sold Date **27-May-21**

Distance **0.47km**



**8 Abbey Alley Greenvale VIC 3059**

3 2 2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **11-Oct-21**

Distance **0.77km**



**14 Colton Close Greenvale VIC 3059**

3 2 2

Sold Price **\$800,000** Sold Date **21-Jun-21**

Distance **0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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