

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

43 HEVERSHAM GROVE 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

\$1,090,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2021

to

28 Feb 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

31 CLIFTON ROAD GREENVALE VIC 3059	\$1,021,000	15-Jan-22
33 FLEETWOOD DRIVE GREENVALE VIC 3059	\$825,000	09-Mar-22
8 HORNSBY COURT GREENVALE VIC 3059	\$890,000	22-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: 21 March 2022



**31 CLIFTON ROAD GREENVALE
VIC 3059**

 4  2  2

Sold Price **\$1,021,000** Sold Date **15-Jan-22**

Distance -



**33 FLEETWOOD DRIVE
GREENVALE VIC 3059**

 4  2  2

Sold Price ^{RS} **\$825,000** Sold Date **09-Mar-22**

Distance **0.62km**



**8 HORNSBY COURT GREENVALE
VIC 3059**

 4  2  2

Sold Price **\$890,000** Sold Date **22-Dec-21**

Distance **0.99km**



**13 KIRCALDY COURT GREENVALE
VIC 3059**

 3  2  2

Sold Price ^{RS} **\$865,000** Sold Date **07-Mar-22**

Distance -



**19 WALLACE DRIVE GREENVALE
VIC 3059**

 4  3  2

Sold Price ^{RS} **\$960,000** Sold Date **05-Mar-22**

Distance -



**11 BRADFORD AVENUE
GREENVALE VIC 3059**

 4  2  2

Sold Price ^{RS} **\$770,000** Sold Date **18-Dec-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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Gladstone Park

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2 LANGTON WAY GREENVALE VIC 3059 Sold Price **\$1,056,500** Sold Date **18-Dec-21**

3 2 2

Distance -



7 HULL COURT GREENVALE VIC 3059 Sold Price ^{RS} **\$1,130,000** ^{UN} Sold Date **16-Feb-22**

3 2 2

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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