

## 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

2B Catterick 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

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Greenvale

Period-from

01 Feb 2020

to

31 Jan 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

20B Motherwell Avenue Greenvale VIC 3059	\$635,000	25-Nov-20
17 Regalla Drive Greenvale VIC 3059	\$640,000	03-Dec-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.

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**20B Motherwell Avenue Greenvale  
VIC 3059**

3 2 1

Sold Price

**\$635,000**

Sold Date **25-Nov-20**

Distance **0.72km**



**17 Regalla Drive Greenvale VIC  
3059**

3 2 1

Sold Price

**\$640,000**

Sold Date **03-Dec-20**

Distance **2.15km**

RS = Recent sale

UN = Undisclosed Sale

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