

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

17 ARKLEY DRIVE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,750

Property type

House

Suburb

Greenvale

Period-from

01 Dec 2022

to

30 Nov 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

6 LEEDS COURT GREENVALE VIC 3059	\$800,000	24-Jul-23
1 CASTLEHILL AVENUE GREENVALE VIC 3059	\$825,000	29-Mar-23
73 GREENVALE DRIVE GREENVALE VIC 3059	\$836,000	03-Jul-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: 05 December 2023



6 LEEDS COURT GREENVALE VIC 3059

 3  2  2

Sold Price

\$800,000

Sold Date

24-Jul-23

Distance

1.31km



1 CASTLEHILL AVENUE GREENVALE VIC 3059

 4  2  2

Sold Price

\$825,000

Sold Date

29-Mar-23

Distance

1.38km



73 GREENVALE DRIVE GREENVALE VIC 3059

 3  2  3

Sold Price

\$836,000

Sold Date

03-Jul-23

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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