

## 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

18 BLUEBERRY STREET 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Greenvale

Period-from

01 Jul 2022

to

30 Jun 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 BLUEBERRY STREET GREENVALE VIC 3059	\$766,500	03-Jun-23
4 CAROLINE COURT GREENVALE VIC 3059	\$770,000	17-Sep-22
9 LUCY CRESCENT GREENVALE VIC 3059	\$770,000	30-Jul-22

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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**6 BLUEBERRY STREET  
GREENVALE VIC 3059**

4 2 2

Sold Price <sup>RS</sup> **\$766,500** Sold Date **03-Jun-23**

Distance **0.07km**



**4 CAROLINE COURT GREENVALE  
VIC 3059**

4 2 2

Sold Price **\$770,000** Sold Date **17-Sep-22**

Distance **0.36km**

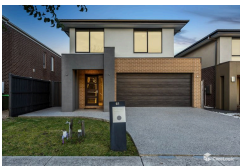


**9 LUCY CRESCENT GREENVALE  
VIC 3059**

3 2 2

Sold Price Sold Date **30-Jul-22**

Distance **0.29km**



**61 BLOSSOM DRIVE GREENVALE  
VIC 3059**

4 2 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **11-May-23**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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