

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

32 SCARLET 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 May 2023

to

30 Apr 2024

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

44 LUCY CRESCENT GREENVALE VIC 3059	\$801,000	11-Nov-23
17 MANTUA DRIVE GREENVALE VIC 3059	\$765,000	12-Dec-23
10 WARDAN AVENUE GREENVALE VIC 3059	\$746,500	15-Mar-24

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: 01 May 2024



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



**44 LUCY CRESCENT GREENVALE
VIC 3059**

4 2 2

Sold Price **\$801,000** Sold Date **11-Nov-23**

Distance **0.77km**



**17 MANTUA DRIVE GREENVALE
VIC 3059**

4 2 2

Sold Price **\$765,000** Sold Date **12-Dec-23**

Distance **1.39km**



**10 WARDAN AVENUE GREENVALE
VIC 3059**

4 2 2

Sold Price **\$746,500** Sold Date **15-Mar-24**

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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