

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

36 Edara Circuit, Greenvale Vic 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$730,000

Median sale price

Median price \$919,000 Property Type House Suburb Greenvale

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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
1	13 Tao Cirt GREENVALE 3059	\$801,500	23/03/2024
2	7 Mattina Cirt GREENVALE 3059	\$742,000	30/03/2024
3	19 Machell Way GREENVALE 3059	\$680,000	11/04/2024

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 six months.~~

This Statement of Information was prepared on:

17/04/2024 11:55

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

March quarter 2024: \$919,000



Property Type: Development Site
(Res)

Agent Comments

Comparable Properties

13 Tao Cirt GREENVALE 3059 (REI)

Agent Comments



Price: \$801,500

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



7 Mattina Cirt GREENVALE 3059 (REI)

Agent Comments



Price: \$742,000

Method: Sold Before Auction

Date: 30/03/2024

Property Type: House (Res)



19 Machell Way GREENVALE 3059 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 11/04/2024

Property Type: House