

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

4 CASTLEHILL AVENUE 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

\$810,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Apr 2023

to

31 Mar 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

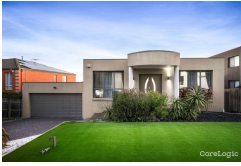
Date of sale

7 HELMSDALE CRESCENT GREENVALE VIC 3059	\$845,000	04-Jan-24
16 FRASERBURGH CRESCENT GREENVALE VIC 3059	\$830,000	13-Jan-24
5 DUNFERMLINE AVENUE GREENVALE VIC 3059	\$850,000	26-Nov-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: 22 April 2024



7 HELMSDALE CRESCENT GREENVALE VIC 3059

3 2 2

Sold Price **\$845,000** Sold Date **04-Jan-24**

Distance **0.25km**



16 FRASERBURGH CRESCENT GREENVALE VIC 3059

3 2 2

Sold Price **\$830,000** Sold Date **13-Jan-24**

Distance **0.51km**



5 DUNFERMLINE AVENUE GREENVALE VIC 3059

- - -

Sold Price ^{RS} **\$850,000** Sold Date **26-Nov-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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