

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

5 ALTITUDE STREET 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

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

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

3 HUBBLE DRIVE GREENVALE VIC 3059	\$690,000	14-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.

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Anthony Alagona

M 0402704647

E aalagona@amsre.com.au



3 HUBBLE DRIVE GREENVALE VIC 3059

Sold Price

\$690,000

Sold Date

14-Dec-23

4 2 2

Distance

1.25km



10 WARDAN AVENUE GREENVALE VIC 3059

Sold Price

\$746,500

Sold Date

15-Mar-24

4 2 2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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