

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 HENNA 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

\$660,000

&

\$720,000

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

| | | |
|-------------------------------------|-----------|-----------|
| 21 LUCY CRESCENT GREENVALE VIC 3059 | \$645,000 | 16-Mar-24 |
| 19 MACHELL WAY GREENVALE VIC 3059 | \$680,000 | 11-Apr-24 |
| 3 PEBBLE STREET GREENVALE VIC 3059 | \$702,000 | 14-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: 14 April 2024



**21 LUCY CRESCENT GREENVALE
VIC 3059**

4 2 2

Sold Price ^{RS} **\$645,000** ^{UN} Sold Date **16-Mar-24**

Distance **0.75km**



**19 MACHELL WAY GREENVALE VIC
3059**

4 2 2

Sold Price ^{RS} **\$680,000** Sold Date **11-Apr-24**

Distance **1.8km**



**3 PEBBLE STREET GREENVALE VIC
3059**

4 2 2

Sold Price **\$702,000** Sold Date **14-Nov-23**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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