

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 ORIENTEERING 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

or range
between

\$1,180,000

&

\$1,298,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Land

Suburb

Greenvale

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 BARMAN GRANGE GREENVALE VIC 3059	\$1,295,000	06-Jun-23
6 SILVAN TERRACE GREENVALE VIC 3059	\$1,175,000	22-Aug-23
3 INSPIRATION WAY GREENVALE VIC 3059	\$1,290,000	01-Jul-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: 06 October 2023

**4 BARMAH GRANGE GREENVALE
VIC 3059**

5 3 2

Sold Price **\$1,295,000** Sold Date **06-Jun-23**Distance **0.22km****6 SILVAN TERRACE GREENVALE
VIC 3059**

5 2 2

Sold Price ^{RS} **\$1,175,000** Sold Date **22-Aug-23**Distance **0.3km****3 INSPIRATION WAY GREENVALE
VIC 3059**

4 4 2

Sold Price **\$1,290,000** Sold Date **01-Jul-23**Distance **1.7km****RS** = Recent sale **UN** = Undisclosed Sale

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