

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

56 DUNFERMLINE AVENUE, GREENVALE, VIC 3059

Indicative selling price

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

Price Range: \$1,035,000 to \$1,150,000

Median sale price

Median price

\$850,000

Property type

House

Suburb

GREENVALE

Period

01 October 2022 to 30 September 2023

Source

 pricefinder

Comparable property sales

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

3 INSPIRATION WAY, GREENVALE, VIC 3059	\$1,290,000	01/07/2023
31 FIRTH WAY, GREENVALE, VIC 3059	\$1,100,000	02/05/2023
15 MACLAREN CRT, GREENVALE, VIC 3059	\$1,250,000	01/05/2023

This Statement of Information was prepared on:

06/10/2023