

## 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

6 SELENE WAY GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2023

to

29 Feb 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

4 SELENE WAY GREENVALE VIC 3059	\$600,000	10-Jan-24
3 SELENE WAY GREENVALE VIC 3059	\$660,000	30-Jun-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: 26 March 2024



**4 SELENE WAY GREENVALE VIC  
3059**

 4  2  1

Sold Price

**\$600,000**

Sold Date

**10-Jan-24**

Distance

**0.01km**



**3 SELENE WAY GREENVALE VIC  
3059**

 3  2  1

Sold Price

**\$660,000**

Sold Date

**30-Jun-23**

Distance

**0.04km**

RS = Recent sale

UN = Undisclosed Sale

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