

## 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

8 WARDAN AVENUE 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

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$887,750

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2022

to

31 Aug 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

5 HONEY FLOWER WAY GREENVALE VIC 3059	\$745,000	02-Sep-23
13 SUNDEW PLACE GREENVALE VIC 3059	\$745,000	26-Aug-23
18 MYOORA CRESCENT GREENVALE VIC 3059	\$770,000	19-Aug-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: 21 September 2023



**5 HONEY FLOWER WAY  
GREENVALE VIC 3059**

4 2 2

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date **02-Sep-23**

Distance **0.17km**



**13 SUNDEW PLACE GREENVALE  
VIC 3059**

4 2 2

Sold Price

Sold Date **26-Aug-23**

Distance **0.22km**



**18 MYOORA CRESCENT  
GREENVALE VIC 3059**

4 2 2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date **19-Aug-23**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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