



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**32 Adderley Drive,
GREENVALE 3059**

HOUSE

5 beds

3 baths

2 parking

Indicative selling price

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

Range \$829,000 - \$869,000

Median sale price

Median **HOUSE** for **GREENVALE** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$712,250

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 the most comparable to the property for sale.

53 Clare Boulevard,
Greenvale 3059

Price **\$997,500** Sold 22
September 2019

22 Galloway Court,
Greenvale 3059

Price **\$952,000** Sold 19
October 2019

6 Fraserburgh Crescent,
Greenvale 3059

Price **\$782,500** Sold 12
October 2019

This Statement of Information was prepared on 22nd Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,
Shopping Centre,
Gladstone Park VIC 3043

Contact agents



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**Stockdale
& Leggo**