

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

39 Lemonwood 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

\$425,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Land

Suburb

Greenvale

Period-from

01 Dec 2018

to

30 Nov 2019

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

25 Straw Flower Circuit Greenvale VIC 3059	\$428,000	16-Oct-19
33 Horizon Boulevard Greenvale VIC 3059	\$425,000	20-Sep-19
2 Compass Drive Greenvale VIC 3059	\$435,000	23-Oct-19

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: 04 December 2019



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**25 Straw Flower Circuit Greenvale
VIC 3059**

- - -

Sold Price ^{RS} **\$428,000** ^{UN} Sold Date **16-Oct-19**

Distance **0.44km**



**33 Horizon Boulevard Greenvale
VIC 3059**

- - -

Sold Price **\$425,000** Sold Date **20-Sep-19**

Distance **1.33km**



**2 Compass Drive Greenvale VIC
3059**

- - -

Sold Price **\$435,000** Sold Date **23-Oct-19**

Distance **3.02km**

RS = Recent sale UN = Undisclosed Sale

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