



## STATEMENT OF INFORMATION

24 LAVINIA STREET, GREENVALE, VIC 3059

PREPARED BY JASON REAL ESTATE CRAIGIEBURN



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 LAVINIA STREET, GREENVALE, VIC**

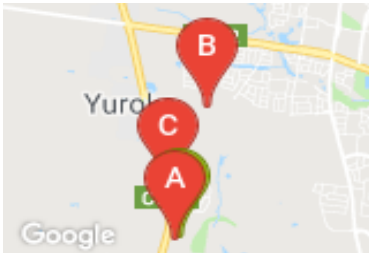
 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$570,000 to \$590,000**

## MEDIAN SALE PRICE



**GREENVALE, VIC, 3059**

**Suburb Median Sale Price (House)**

**\$700,000**

01 July 2017 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**4 MIETTA TCE, GREENVALE, VIC 3059**

 4  2  2

**Sale Price**

**\*\*\$590,000**

Sale Date: 08/06/2018

Distance from Property: 84m



**8 ASHWORTH ST, CRAIGIEBURN, VIC 3064**

 4  2  2

**Sale Price**

**\*\$573,000**

Sale Date: 01/02/2018

Distance from Property: 1.9km



**17 ALLURE DR, GREENVALE, VIC 3059**

 3  2  2

**Sale Price**

**\*\$585,000**

Sale Date: 15/06/2018

Distance from Property: 725m



This report has been compiled on 02/07/2018 by Jason Real Estate Craigieburn. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

24 LAVINIA STREET, GREENVALE, VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$570,000 to \$590,000

### Median sale price

Median price \$700,000

House

Unit

Suburb

GREENVALE

Period 01 July 2017 to 30 June 2018

Source



### 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
4 MIETTA TCE, GREENVALE, VIC 3059	**\$590,000	08/06/2018
8 ASHWORTH ST, CRAIGIEBURN, VIC 3064	*\$573,000	01/02/2018
17 ALLURE DR, GREENVALE, VIC 3059	*\$585,000	15/06/2018