

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72 VERMILION 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

\$825,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Greenvale

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

28 LUCY CRESCENT GREENVALE VIC 3059	865000	12-May-22
21 WARDAN AVENUE GREENVALE VIC 3059	850000	05-Feb-22
17 SAFFRON STREET GREENVALE VIC 3059	847500	26-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 July 2022



**28 LUCY CRESCENT GREENVALE
VIC 3059**

 4  2  2

Sold Price

865000

Sold Date

12-May-22

Distance

1.07km



**21 WARDAN AVENUE GREENVALE
VIC 3059**

 4  2  2

Sold Price

850000

Sold Date

05-Feb-22

Distance

0.9km



**17 SAFFRON STREET GREENVALE
VIC 3059**

 4  2  2

Sold Price

847500

Sold Date

26-Mar-22

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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