

## 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

6 TRAFALGAR PLACE 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Land

Suburb

Greenvale

Period-from

01 Nov 2021

to

31 Oct 2022

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

3 MILLPORT RISE GREENVALE VIC 3059	\$815,000	09-Dec-21
46 DUNFERMLINE AVENUE GREENVALE VIC 3059	\$820,000	18-Mar-22
13 KIRCALDY COURT GREENVALE VIC 3059	\$865,000	07-Mar-22

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.~~

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**3 MILLPORT RISE GREENVALE VIC 3059**

3 2 2

Sold Price

**\$815,000**

Sold Date

**09-Dec-21**

Distance

**0.63km**



**46 DUNFERMLINE AVENUE GREENVALE VIC 3059**

3 2 2

Sold Price

**\$820,000**

Sold Date

**18-Mar-22**

Distance

**0.8km**



**13 KIRCALDY COURT GREENVALE VIC 3059**

3 2 2

Sold Price

**\$865,000**

Sold Date

**07-Mar-22**

Distance

**1.18km**



**5 BRAE COURT GREENVALE VIC 3059**

5 4 2

Sold Price

<sup>RS</sup> **\$1,070,000**

Sold Date

**12-Nov-22**

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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