

#### 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	35 Hermitage Drive, Greenvale Vic 3059
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$680,000	&	\$730,000

#### Median sale price

Median price	\$758,500	Hou	ıse X	Unit		Suburb	Greenvale
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

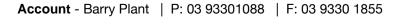
#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 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 1 65 Clare Blvd GREENVALE 3059 \$730,000 27/05/2017 2 4 Aberdeen Av GREENVALE 3059 \$713,000 15/07/2017 3 32 Piccadilly Ct GREENVALE 3059 \$673,000 13/05/2017

#### 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 six months.







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Rooms:

Property Type: House Land Size: 1057 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 - \$730,000 **Median House Price** June quarter 2017: \$758,500

### Comparable Properties



65 Clare Blvd GREENVALE 3059 (REI/VG)





Price: \$730,000 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: House Land Size: 633 sqm approx **Agent Comments** 











Price: \$713,000 Method: Auction Sale Date: 15/07/2017

Rooms: -

Property Type: House (Res) Land Size: 838 sqm approx

Agent Comments



32 Piccadilly Ct GREENVALE 3059 (REI/VG)





Price: \$673,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: House (Res) Land Size: 701 sqm approx

**Agent Comments** 

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