

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	35 Hermitage Drive, Greenvale Vic 3059
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Indicative selling price

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

Range between	\$680,000	&	\$730,000
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Median sale price

Median price	\$758,500	House	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.



 4  2  2

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)

Agent Comments

 4  2  1

Price: \$730,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House
Land Size: 633 sqm approx



4 Aberdeen Av GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$713,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 838 sqm approx



32 Piccadilly Ct GREENVALE 3059 (REI/VG)

Agent Comments

 4  2  2

Price: \$673,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 701 sqm approx