

## 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	10 Hawick Court, Greenvale Vic 3059
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#### Indicative selling price

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

Single price

#### Median sale price

Median price	<input type="text" value="\$758,500"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Greenvale"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	2 Kirkwell Ct GREENVALE 3059	\$870,000	27/05/2017
2	3 Glenbrook Ct GREENVALE 3059	\$856,000	27/02/2017
3	19 Hawick Ct GREENVALE 3059	\$850,000	19/04/2017

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.~~



5   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 877 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$840,000  
**Median House Price**  
June quarter 2017: \$758,500

## Comparable Properties



**2 Kirkwell Ct GREENVALE 3059 (REI)**

Agent Comments

5   3   3

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 970 sqm approx



**3 Glenbrook Ct GREENVALE 3059 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$856,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1026 sqm approx



**19 Hawick Ct GREENVALE 3059 (VG)**

Agent Comments

4   -   -

**Price:** \$850,000  
**Method:** Sale  
**Date:** 19/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 768 sqm approx