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	131 BLOSSOM 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$910,500	Property type	House	Suburb	Greenvale
Period-from	01 Apr 2022	to	31 Mar 2023	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
46 BOLOGNA CRESCENT GREENVALE VIC 3059	$732,500	18-Feb-23
2 TAO CIRCUIT GREENVALE VIC 3059	$775,000	17-Dec-22
19 BLOOM AVENUE GREENVALE VIC 3059	$797,000	04-Mar-23

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.~~

This Statement of Information was prepared on: 26 April 2023

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46 BOLOGNA CRESCENT GREENVALE VIC 3059

4 2 2

Sold Price **$732,500** Sold Date **18-Feb-23**

Distance **1.22km**



2 TAO CIRCUIT GREENVALE VIC 3059

4 2 2

Sold Price **$775,000** Sold Date **17-Dec-22**

Distance **1.42km**



19 BLOOM AVENUE GREENVALE VIC 3059

4 2 2

Sold Price RS **$797,000** Sold Date **04-Mar-23**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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