

Statement of information

40 EDARA CIRCUIT, GREENVALE, VIC 3059

PREPARED BY JAMIL ALLOUCHE, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 EDARA CIRCUIT, GREENVALE, VIC

5 3 3

Indicative Selling Price

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

Price Range:

$1,000,000 to $1,100,000

Provided by: Belinda Rabar , Ray White Brunswick

MEDIAN SALE PRICE

GREENVALE, VIC, 3059
Suburb Median Sale Price (House)
$845,000
01 July 2023 to 30 June 2024 Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 ALTO CRES, GREENVALE, VIC 3059

4 2 2

Sale Price

$1,159,000

Sale Date: 09/03/2024

Distance from Property: 389m A



27 CONTROL ST, GREENVALE, VIC 3059

4 4 2

Sale Price

*$1,195,000

Sale Date: 26/07/2024

Distance from Property: 4.1km B



20 PIANTA ST, GREENVALE, VIC 3059

4 2 2

Sale Price

*$1,100,000

Sale Date: 25/05/2024

Distance from Property: 604m C

This report has been compiled on 01/08/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E *state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 40 EDARA CIRCUIT, GREENVALE, VIC 3059

Indicative selling price

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

Price Range: $1,000,000 to $1,100,000

Median sale price

Median price	$845,000	Property type	House	Suburb	GREENVALE
Period	01 July 2023 to 30 June 2024	Source	pricefinder		

Comparable property sales

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
10 ALTO CRES, GREENVALE, VIC 3059	$1,159,000	09/03/2024
27 CONTROL ST, GREENVALE, VIC 3059	*$1,195,000	26/07/2024
20 PIANTA ST, GREENVALE, VIC 3059	*$1,100,000	25/05/2024

This Statement of Information was prepared on: 01/08/2024