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	54 MATTINA CIRCUIT 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	$525,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$876,000	Property type	House	Suburb	Greenvale
Period-from	01 Jan 2025	to	31 Mar 2025	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 6 months that the

Address of comparable property	Price	Date of sale
LOT 2436 CONTROL STREET GREENVALE VIC 3059	$372,000	24-Mar-25
42 MATTINA CIRCUIT GREENVALE VIC 3059	$420,000	31-Mar-25
40 PROVIDENCE ROAD GREENVALE VIC 3059	$540,000	25-Mar-25

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: 19 April 2025