Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Howren Terrace Greenvale, 3059

Indicative selling price

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

Range between	$950,000 & $1,000,000

Median sale price

Median price	$907,000	Property Type	HOUSE	Suburb	GREENVALE
Period - From	03-Jan-2022	to	23-Aug-2022	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
1	94 FRONTIER AVE, GREENVALE 3059	$1,150,000	27-Apr-2022
2	62 GREENVALE GARDENS BVD, GREENVALE	$1,260,000	02-Apr-2022
3	31 BREEZE WAY, GREENVALE 3059	$1,200,000	21-May-2022

This statement of information was prepared on 30-Nov-2022 at 10:46:59 AM EST