

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

83 LA COTE ROAD GREENDALE VIC 3341

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

\$1,099,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Greendale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 WATTLE GULLY DRIVE GREENDALE VIC 3341	\$950,000	10-May-24
59 SHUTER AVENUE GREENDALE VIC 3341	\$1,320,000	21-Nov-24
10 LA COTE ROAD GREENDALE VIC 3341	\$1,010,000	25-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 July 2025



**7 WATTLE GULLY DRIVE
GREENDALE VIC 3341**

3 3 -

Sold Price **\$950,000** Sold Date **10-May-24**

Distance **0.43km**



**59 SHUTER AVENUE GREENDALE
VIC 3341**

5 2 -

Sold Price **\$1,320,000** Sold Date **21-Nov-24**

Distance **0.5km**



**10 LA COTE ROAD GREENDALE
VIC 3341**

4 2 -

Sold Price **\$1,010,000** Sold Date **25-Sep-24**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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