### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$495,000	&	\$540,000
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#### Median sale price

Median price	\$585,000	Pro	pperty Type Ur	nit		Suburb	Greenvale
Period - From	01/07/2024	to	30/06/2025	So	ource	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	62 Napoli Cirt GREENVALE 3059	\$570,000	02/04/2025
2	23 Banksia PI MEADOW HEIGHTS 3048	\$540,000	13/03/2025
3	15b Witton Ct GREENVALE 3059	\$525,000	08/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/07/2025 15:09













**Property Type: Agent Comments** 

**Indicative Selling Price** \$495,000 - \$540,000 **Median Unit Price** Year ending June 2025: \$585,000

# Comparable Properties



62 Napoli Cirt GREENVALE 3059 (REI/VG)







**Agent Comments** 

Price: \$570,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: Townhouse (Res) Land Size: 144 sqm approx



23 Banksia PI MEADOW HEIGHTS 3048 (REI/VG)

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**Agent Comments** 

Price: \$540,000 Method: Private Sale Date: 13/03/2025 Property Type: House Land Size: 383 sqm approx



15b Witton Ct GREENVALE 3059 (REI/VG)







**Agent Comments** 

Price: \$525,000 Method: Private Sale Date: 08/02/2025 Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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