

## 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

7 MATTINA CIRCUIT GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 PEBBLE STREET GREENVALE VIC 3059	\$702,000	14-Nov-23
34 TALOUMBI CRESCENT GREENVALE VIC 3059	\$745,000	11-Oct-23
17 SUNDEW PLACE GREENVALE VIC 3059	\$723,000	07-Nov-23

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: 05 March 2024



**3 PEBBLE STREET GREENVALE VIC 3059** Sold Price

**\$702,000** Sold Date **14-Nov-23**

 4  2  2

Distance **0.02km**



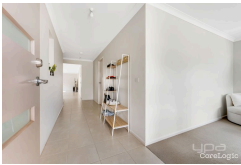
**34 TALOUMBI CRESCENT GREENVALE VIC 3059**

Sold Price

**\$745,000** Sold Date **11-Oct-23**

 4  2  2

Distance **0.9km**



**17 SUNDEW PLACE GREENVALE VIC 3059**

Sold Price

**\$723,000** Sold Date **07-Nov-23**

 4  2  -

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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