

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 101 Normanby Drive, GREENVALE 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,200,000 - \$1,299,000**

### Median sale price

Median **House** for **GREENVALE** for period **Jul 2018 - Jun 2019**  
Sourced from **Pricefinder**.

**\$727,500**

### 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 the most comparable to the property for sale.

**109 Normanby Drive,**  
Greenvale 3059

Price **\$1,400,000** Sold 06  
July 2019

**16 Palamino Valley Court,**  
Greenvale 3059

Price **\$1,295,000** Sold 02  
May 2019

**7 Casablanca Court,**  
Greenvale 3059

Price **\$1,110,000** Sold 22  
June 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

  
6 beds

  
3 baths

  
4 parking

### Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,  
Shopping Centre,  
Gladstone Park VIC 3043

### Contact agents



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**Stockdale  
& Leggo**