



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**31 lemonwood drive,
GREENVALE 3059**

Indicative selling price

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

Range \$365,000 - \$385,000

Median sale price

Median **Land** for **GREENVALE** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$382,500

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.

Lot 7 Carroll Lane, Greenvale 3059	Price \$354,000 Sold 24 May 2019
6 Avisha Way, Greenvale 3059	Price \$385,000 Sold 30 May 2019
20 Donatello Road, Greenvale 3059	Price \$385,000 Sold 24 June 2019

This Statement of Information was prepared on 24th Oct 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.

Seed Estate Group

16/217 Mickleham Road,
Westmeadows VIC 3049

Contact agents

 Daniel Dammo

0 40 3279 770

0 40 3279 770

daniel.dammo@seedestategroup.com.au


Seed Estate
GROUP