

## 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

14 BERYL CRESCENT 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

\$790,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$871,250

Property type

House

Suburb

Greenvale

Period-from

01 Sep 2023

to

31 Aug 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

5 MILESTONE STREET GREENVALE VIC 3059	\$790,000	10-Aug-24
6 RIVER ROSE STREET GREENVALE VIC 3059	\$790,500	18-May-24
5 ALTITUDE STREET GREENVALE VIC 3059	\$790,000	08-Jun-24

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: 06 September 2024

**5 MILESTONE STREET GREENVALE VIC 3059**4  2  2 Sold Price <sup>RS</sup> **\$790,000** Sold Date **10-Aug-24**Distance **1.32km****6 RIVER ROSE STREET GREENVALE VIC 3059**4  2  2 Sold Price **\$790,500** Sold Date **18-May-24**Distance **1.57km****5 ALTITUDE STREET GREENVALE VIC 3059**4  2  2 Sold Price **\$790,000** Sold Date **08-Jun-24**Distance **2.65km****RS** = Recent sale**UN** = Undisclosed Sale

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