

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

5 MONTENEGRO ROAD GREENVALE VIC 3059

Indicative selling price

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

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 May 2021

to

30 Apr 2022

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

70 NAPOLI CIRCUIT GREENVALE VIC 3059	\$1,375,000	30-Apr-22
26 POSITANO GROVE GREENVALE VIC 3059	\$1,350,000	26-Mar-22

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: 28 May 2022



**70 NAPOLI CIRCUIT GREENVALE
VIC 3059**

Sold Price

^{RS}

\$1,375,000

Sold Date

30-Apr-22



5



4



1

Distance

0.08km



**26 POSITANO GROVE GREENVALE
VIC 3059**

Sold Price

^{RS}

\$1,350,000

Sold Date

26-Mar-22



4



2



3

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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