

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

8 Montrose Court 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

or range
between

\$1,689,000

&

\$1,699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Greenvale

Period-from

01 Mar 2020

to

28 Feb 2021

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

| | | |
|--|-------------|-----------|
| 31 Drummond Street Greenvale VIC 3059 | \$1,720,000 | 02-Mar-21 |
| 12 Dumfries Terrace Greenvale VIC 3059 | \$1,830,000 | 11-Oct-20 |
| 4 Elphinstone Boulevard Greenvale VIC 3059 | \$1,950,000 | 27-Nov-20 |

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: 19 March 2021



31 Drummond Street Greenvale VIC 3059 Sold Price ^{RS} **\$1,720,000** Sold Date **02-Mar-21**

 6  3  4

Distance **0.44km**



12 Dumfries Terrace Greenvale VIC 3059 Sold Price **\$1,830,000** Sold Date **11-Oct-20**

 4  3  4

Distance **1.22km**



4 Elphinstone Boulevard Greenvale VIC 3059 Sold Price ^{RS} **\$1,950,000** ^{UN} Sold Date **27-Nov-20**

 5  4  4

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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