

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 12 Montenegro Road, Greenvale VIC 3059

Indicative selling price

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

Single price \$698,000

Median sale price

Median price \$715,000 *House ☐ *Unit ☒ Suburb Greenvale, VIC

Period - From Apr – 2018 to Oct – 2018 Source Realestate.com

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 29 Scarlet Drive, Greenvale	\$690,000	13/07/2018
2. 9 Breeze Way, Greenvale	\$685,000	16/04/2018
3. 49 Edara Circuit, Greenvale	\$680,000	16/04/2018

Property data source: Realestate.com.au Generated on 22nd of October 2018.