# BarryPlant

# 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 12 postcode

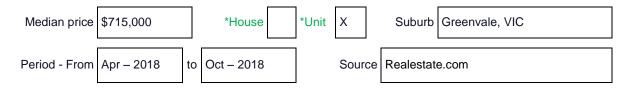
d 12 Montenegro Road, Greenvale VIC 3059

## Indicative selling price

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

Single price \$698,000

#### Median sale price



#### **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 22<sup>nd</sup> of October 2018.