

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

3 Monteiro 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Greenvale

Period-from

01 May 2020

to

30 Apr 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

3 Battista Grove Greenvale VIC 3059	\$682,000	10-Apr-21
16 Bologna Crescent Greenvale VIC 3059	\$675,000	25-Nov-20
30 Firenze Road Greenvale VIC 3059	\$670,000	11-Mar-21

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: 12 May 2021



3 Battista Grove Greenvale VIC 3059

3 2 2

Sold Price

^{RS} **\$682,000**

Sold Date

10-Apr-21

Distance

2.16km



16 Bologna Crescent Greenvale VIC 3059

3 2 2

Sold Price

\$675,000

Sold Date

25-Nov-20

Distance

2.48km



30 Firenze Road Greenvale VIC 3059

3 2 2

Sold Price

\$670,000

Sold Date

11-Mar-21

Distance

2.58km

RS = Recent sale

UN = Undisclosed Sale

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