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	38 PONY DRIVE 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	$830,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Greenvale
Period-from	01 Mar 2023	to	29 Feb 2024	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
29 VERDANT AVENUE GREENVALE VIC 3059	$998,000	24-Feb-24
74 VERMILION DRIVE GREENVALE VIC 3059	$880,000	17-Feb-24
17 CANDLEBARK DRIVE GREENVALE VIC 3059	$872,500	27-Jan-24

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: 18 March 2024

Fadi Khoder
M 03 9300 2344
E glenroyadmin@barryplant.com.au



29 VERDANT AVENUE GREENVALE VIC 3059

4 2 2

Sold Price RS **$998,000** Sold Date **24-Feb-24**

Distance **0.66km**



74 VERMILION DRIVE GREENVALE VIC 3059

4 2 2

Sold Price RS **$880,000** Sold Date **17-Feb-24**

Distance **0.99km**



17 CANDLEBARK DRIVE GREENVALE VIC 3059

4 2 2

Sold Price **$872,500** Sold Date **27-Jan-24**

Distance **4.84km**

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

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