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<br>Including suburb and postcode | 9/49 Vermont Parade, Greensborough Vic 3088 |

## Indicative selling price

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

Single price $680,000

## Median sale price

Median price $747,500 Property Type Unit Suburb Greensborough

Period - From 01/10/2024 to 31/12/2024 Source REIV

## 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 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 | 4/177 Mountain View Rd GREENSBOROUGH 3088 | $675,000 | 14/11/2024 |
| 2 | 2/19-21 Lyell Pde GREENSBOROUGH 3088 | $671,000 | 22/10/2024 |
| 3 | 1/23 Lorimer St GREENSBOROUGH 3088 | $699,000 | 17/10/2024 |

**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 six months.~~

This Statement of Information was prepared on: 07/02/2025 11:43

# 9/49 Vermont Parade, Greensborough Vic 3088



3 2 2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$680,000
**Median Unit Price**
December quarter 2024: $747,500

## Comparable Properties



**4/177 Mountain View Rd GREENSBOROUGH 3088 (REI/VG)**

2 1 1

**Price:** $675,000
**Method:** Private Sale
**Date:** 14/11/2024
**Rooms:** 5
**Property Type:** Unit

Agent Comments



**2/19-21 Lyell Pde GREENSBOROUGH 3088 (REI)**

2 1 1

**Price:** $671,000
**Method:** Private Sale
**Date:** 22/10/2024
**Property Type:** Unit
**Land Size:** 139 sqm approx

Agent Comments



**1/23 Lorimer St GREENSBOROUGH 3088 (REI/VG)**

2 1 2

**Price:** $699,000
**Method:** Private Sale
**Date:** 17/10/2024
**Property Type:** House (Res)
**Land Size:** 158 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

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