

## 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

14 PALERMO STREET GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Greenvale

Period-from

01 Jun 2024

to

31 May 2025

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

8 RENWOOD DRIVE GREENVALE VIC 3059	\$763,000	22-Feb-25
9 SASH STREET GREENVALE VIC 3059	\$785,500	22-Jun-25
43 VERMILION DRIVE GREENVALE VIC 3059	\$791,600	22-May-25

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: 30 June 2025



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**8 RENWOOD DRIVE GREENVALE  
VIC 3059**

4 2 2

Sold Price **\$763,000** Sold Date **22-Feb-25**

Distance **0.9km**



**9 SASH STREET GREENVALE VIC  
3059**

4 2 2

Sold Price <sup>RS</sup> **\$785,500** Sold Date **22-Jun-25**

Distance **0.96km**



**43 VERMILION DRIVE GREENVALE  
VIC 3059**

4 2 2

Sold Price <sup>RS</sup> **\$791,600** Sold Date **22-May-25**

Distance **1.46km**

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

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