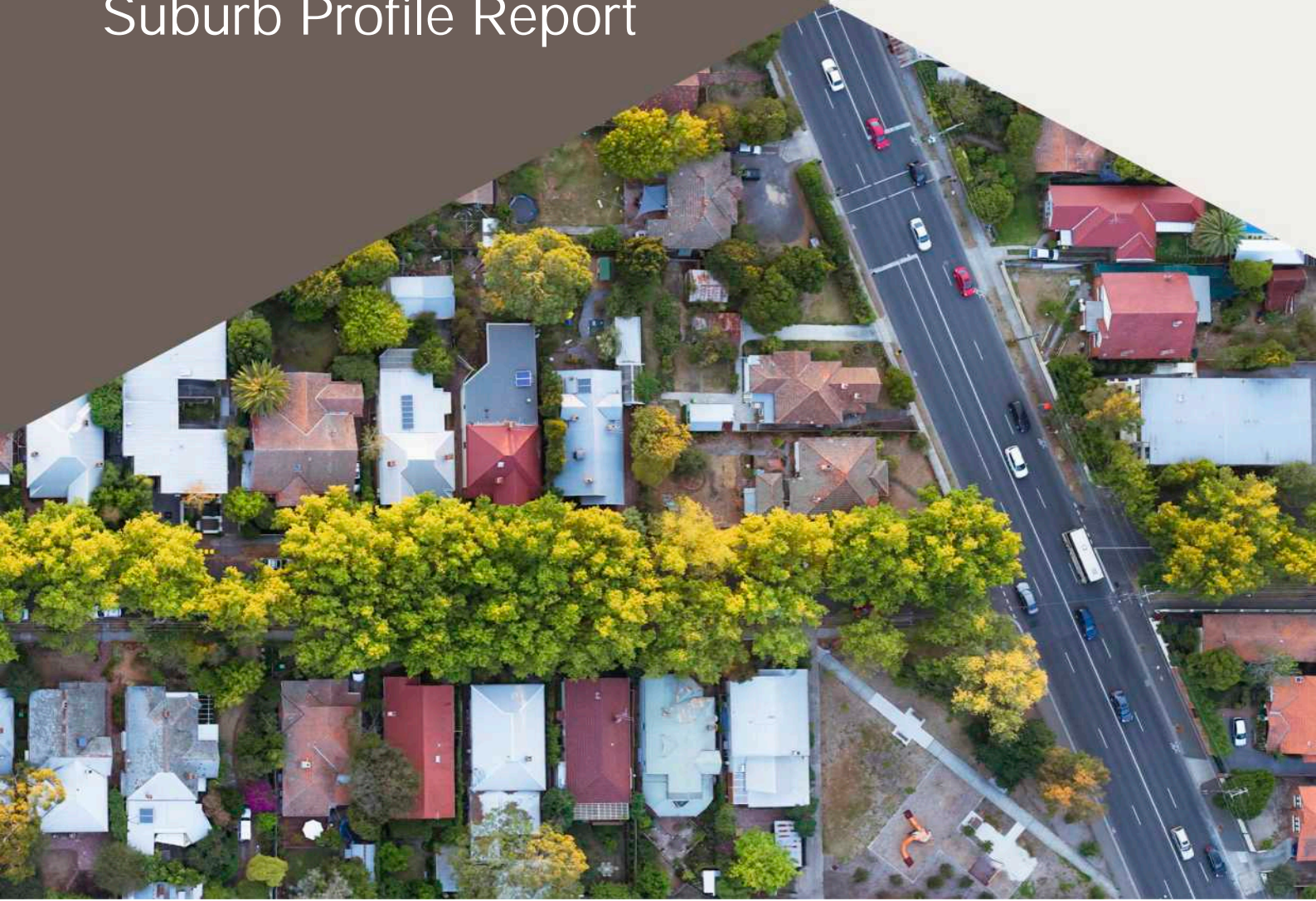


Suburb Profile Report



Greenvale VIC 3059

Prepared on: 11 January 2019

GREENVALE


21km

Distance from GPO


15.5k

Population

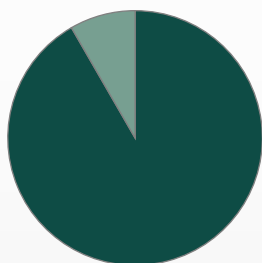
↑29.3%

5 year population change


9 years

Average length of ownership

8%



92%

 Owner Occupiers
 Renters


The size of Greenvale is approximately 30.5 square kilometres. It has 26 parks covering nearly 26.2% of total area. The population of Greenvale in 2011 was 11,968 people. By 2016 the population was 15,471 showing a population growth of 29.3% in the area during that time. The predominant age group in Greenvale is 20-29 years. Households in Greenvale are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Greenvale work in a clerical occupation. In 2011, 91.8% of the homes in Greenvale were owner-occupied compared with 88.8% in 2016. Currently the median sales price of houses in the area is \$720,000.



Total dwellings



Total new listings*



Median Value

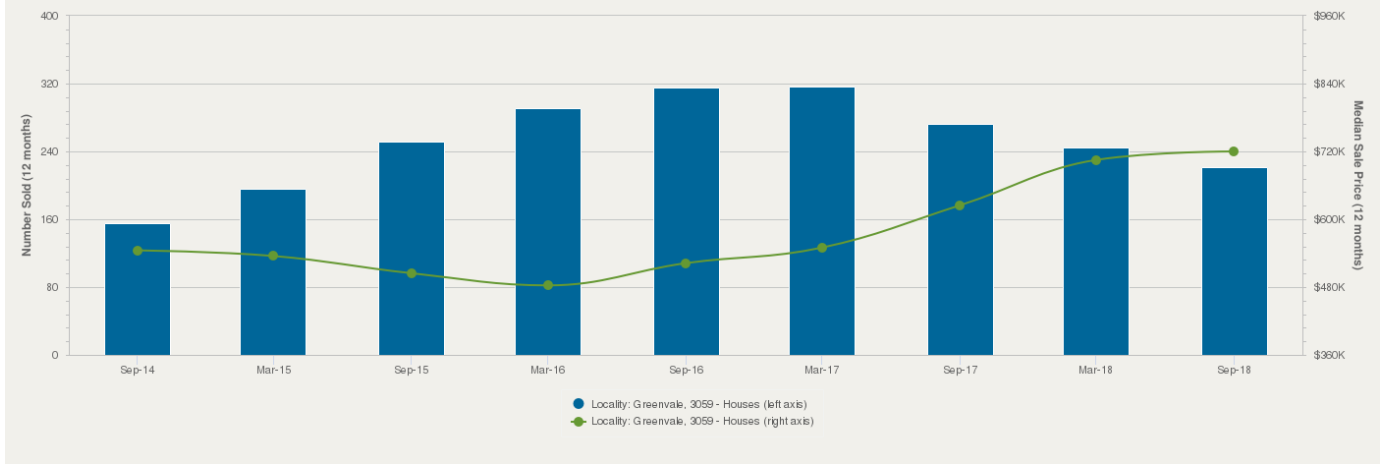
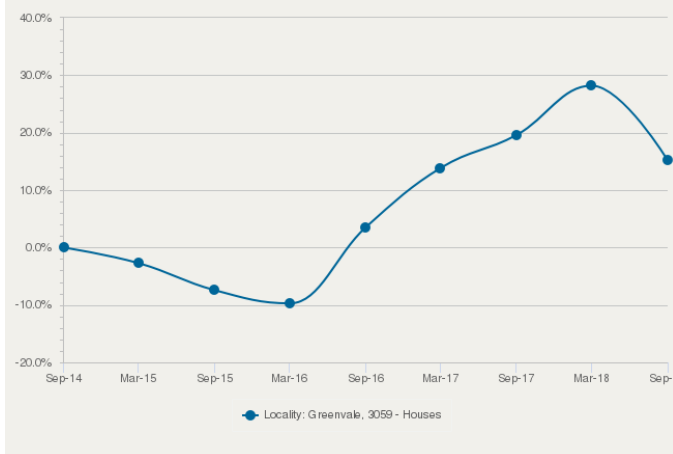


Total number currently listed


4,434
321
\$733,034
117

236
20
\$504,875
4

*Total number of unique properties listed for sale over the past 12 months.


HOUSES: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$820,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$720,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$













Lower Quartile Price*

\$650,000

















The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*


















HOUSES: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
RECENTLY SOLD
 **2**
 **2**
BEDROOMS
 **1**

	13/65 Carroll Lane Greenvale VIC 3059 Listed on 21 Dec 2018 Not Disclosed	 2  2  413m ²		4/1-5 Heversham Grove Greenvale VIC 3059 Sold on 25 Nov 2018 \$471,000	 1  2  142m ²
	18/65 Carroll Lane Greenvale VIC 3059 Listed on 21 Dec 2018 Not Disclosed	 2  2  413m ²			

 **29**
 **3**
BEDROOMS
 **23**

	51 Perugia Avenue Greenvale VIC 3059 Listed on 07 Jan 2019 \$570,000 - \$627,000	 2  2  364m ²		1 Monte Carlo Court Greenvale VIC 3059 Sold on 19 Dec 2018 \$695,000*	 2  2  732m ²
	535 Adlington Avenue Greenvale VIC 3059 Listed on 04 Jan 2019 Not Disclosed	 2  2  288m ²		82 Kirkham Drive Greenvale VIC 3059 Sold on 18 Dec 2018 \$595,500*	 2  2  640m ²

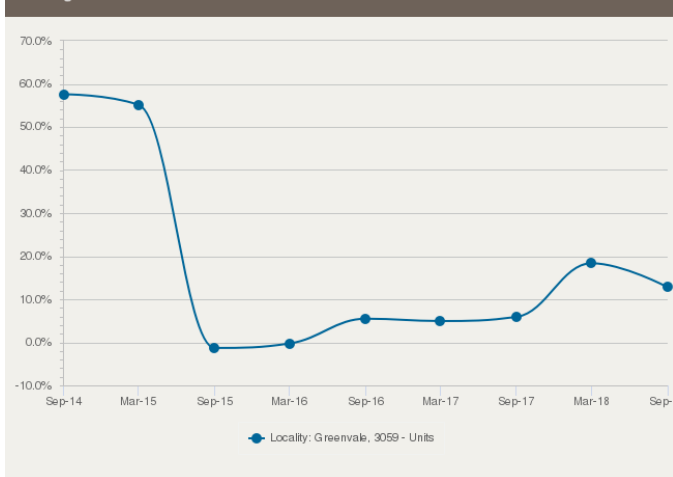
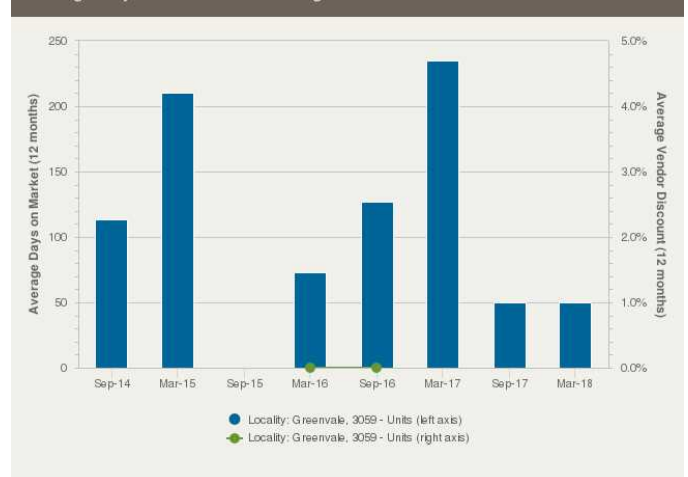
 **64**
 **4**
BEDROOMS
 **75**

	7 Positano Grove Greenvale VIC 3059 Listed on 08 Jan 2019 \$835,000 to \$850,000	 2  2  504m ²		20 Edara Circuit Greenvale VIC 3059 Sold on 18 Dec 2018 \$665,000	 2  2  412m ²
	34 Edara Circuit Greenvale VIC 3059 Listed on 07 Jan 2019 \$570,000 - \$599,000	 2  2  370m ²		79 Greenvale Gardens Boulevard Greenvale VIC Sold on 15 Dec 2018 Not Disclosed	 2  2  281m ²

 = number of houses currently On the Market or Sold within the last 6 months

*Agent advised


UNITS: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$519,750

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$485,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$461,125

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*


UNITS: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
 **0**
 **1**
BEDROOMS
RECENTLY SOLD
 **0**

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

 **1**
 **2**
BEDROOMS
 **2**

**4 Lemnos Walk Greenvale
VIC 3059**

 Listed on 07 Jan 2019
 \$435,000 - \$465,000

**7/1-5 Heversham Grove
Greenvale VIC 3059**

 Sold on 19 Oct 2018
 \$470,000

**1/50 Kirkham Drive
Greenvale VIC 3059**

 Sold on 28 Aug 2018
 \$480,000

 **2**
 **3**
BEDROOMS
 **0**

**2/39 Kirkham Drive
Greenvale VIC 3059**

 Listed on 02 Jan 2019
 Price by Negotiation \$540,000 -
 \$570,000

**10 Destination Drive
Greenvale VIC 3059**

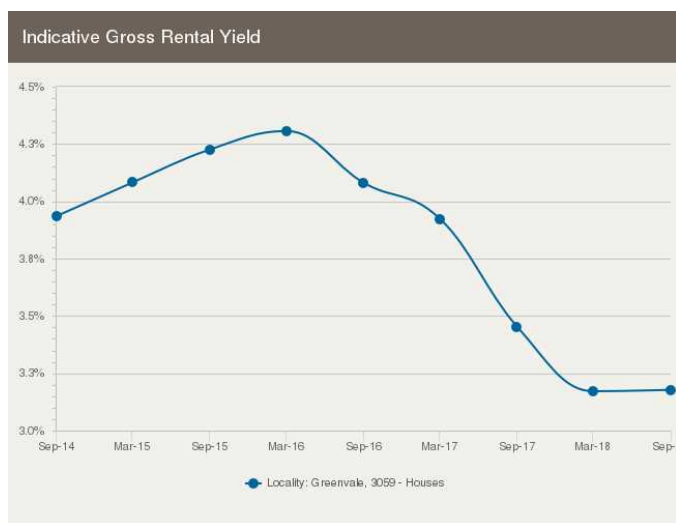
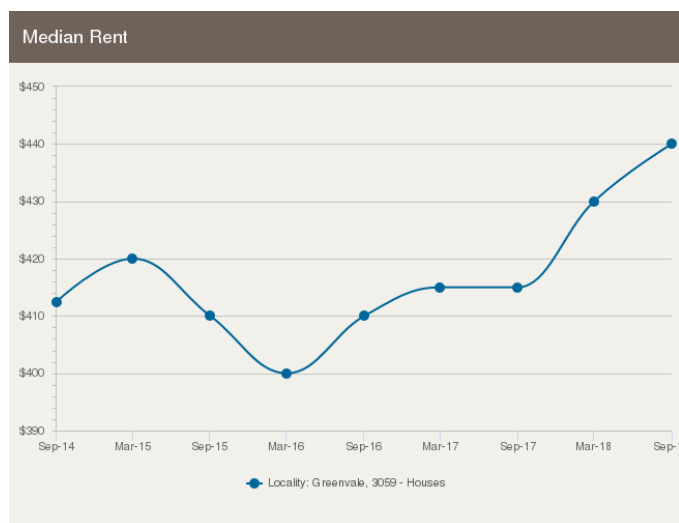
 Listed on 28 Dec 2018
 Not Disclosed


There are no recently sold 3 bedroom Units in this suburb



= number of units currently On the Market or Sold within the last 6 months

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

7

3
BEDROOMS

33 Ambition Drive Greenvale VIC 3059
Listed on 07 Jan 2019
\$390/W

- 2
- 2
- 178m²

32 Honey Flower Way Greenvale VIC 3059
Listed on 07 Jan 2019
\$400/W

- 2
- 2
- 336m²

21

4
BEDROOMS

33 Greenvale Drive Greenvale VIC 3059
Listed on 07 Jan 2019
\$495/W

- 4
- 2
- 840m²

7 Journey Way Greenvale VIC 3059
Listed on 07 Jan 2019
\$440/W

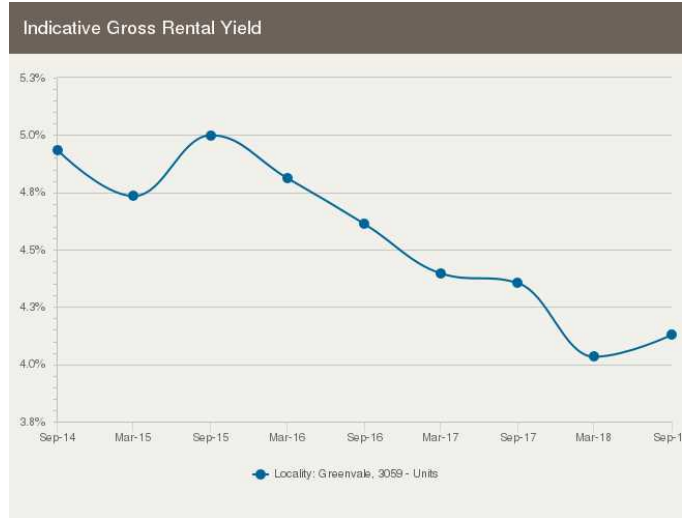
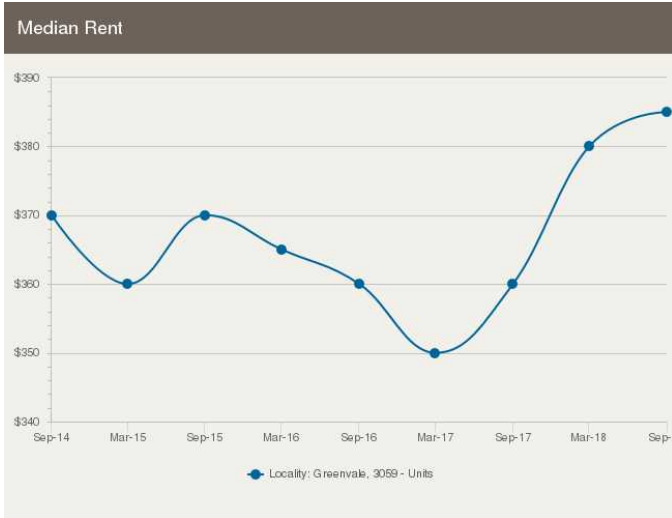
- 2
- 2
- 448m²



= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

2

1
BEDROOMS

<p>3/5 Water Fern Grove Greenvale VIC 3059 Listed on 07 Jan 2019 \$330/W</p> <p> 1 1 34m²</p>	<p>2/5 Water Fern Grove Greenvale VIC 3059 Listed on 06 Jan 2019 \$330/W</p> <p> 1 1 34m²</p>
---	---

4

2
BEDROOMS

<p>3/10 Linlithgow Way Greenvale VIC 3059 Listed on 07 Jan 2019 \$400/W</p> <p> 1 2 137m²</p>	<p>24 River Rose Street Greenvale VIC 3059 Listed on 03 Jan 2019 \$330/W</p> <p> 1 1 187m²</p>
---	--

6

3
BEDROOMS

<p>14/1-5 Heversham Grove Greenvale VIC 3059 Listed on 07 Jan 2019 \$400/W</p> <p> 1 2 135m²</p>	<p>2/6 Wallace Drive Greenvale VIC 3059 Listed on 07 Jan 2019 \$390/W</p> <p> 1 1 499m²</p>
--	---



= number of units observed as On the Market for Rent within the last month

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