

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

43 Pinehills Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$730,000 & \$770,000

Median sale price

Median price \$815,000 House X Unit Suburb Greensborough

Period - From 01/07/2018 to 30/09/2018 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	17 Duncan Av GREENSBOROUGH 3088	\$765,000	26/11/2018
2	44 Pinehills Dr GREENSBOROUGH 3088	\$750,000	29/08/2018
3	8 Stallard Ct WATSONIA NORTH 3087	\$738,000	11/12/2018

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.

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Indicative Selling Price

\$730,000 - \$770,000

Median House Price

September quarter 2018: \$815,000



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Rooms:

Property Type: House

Land Size: 538.352 sqm approx

Agent Comments

Comparable Properties



17 Duncan Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 3

Price: \$765,000

Method: Private Sale

Date: 26/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 670 sqm approx



44 Pinehills Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$750,000

Method: Sold Before Auction

Date: 29/08/2018

Rooms: -

Property Type: House (Res)



8 Stallard Ct WATSONIA NORTH 3087 (REI)

Agent Comments

3 2 1

Price: \$738,000

Method: Private Sale

Date: 11/12/2018

Rooms: -

Property Type: House

Land Size: 625 sqm approx