Daniel Leibowitz 03 9432 2544 0428 812 636

daniel@darrenjones.com.au

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

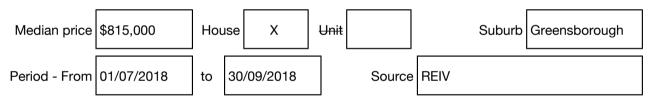
43 Pinehills Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$730,000	&	\$770,000
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Median sale price



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.

Ade	dress 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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



43 Pinehills Drive, Greensborough Vic 3088

Darren Jones



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Rooms: Property Type: House Land Size: 538.352 sqm approx Agent Comments Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Indicative Selling Price \$730,000 - \$770,000 Median House Price September quarter 2018: \$815,000

Comparable Properties

17 Duncan Av GREENSBOROUGH 3088 (REI/VG) Image: 1 3 Image: 2 Image: 3 Image: 2 Image: 3 Image: 3 Price: \$765,000 Image: 3 Image: 3 Method: Private Sale Image: 3 Image: 3 Date: 26/11/2018 Image: 3 Image: 3 Rooms: 5 Image: 4 Image: 4 Property Type: House (Res) Image: 6 Image: 6 Land Size: 6 3 Image: 3	Agent Comments
44 Pinehills Dr GREENSBOROUGH 3088 (REI/VG) → 1 → 1 → 1 Price: \$750,000 Method: Sold Before Auction Date: 29/08/2018 Rooms: - Property Type: House (Res)	Agent Comments
8 Stallard Ct WATSONIA NORTH 3087 (REI) 3 2 2 1 Price: \$738,000 Method: Private Sale Date: 11/12/2018 Rooms: - Property Type: House Land Size: 625 sqm approx	Agent Comments

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