

## 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

79 Pinehills Drive Greensborough VIC 3088

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Greensborough

Period-from

01 Nov 2018

to

31 Oct 2019

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

2 Mari Close Greensborough VIC 3088	\$753,250	18-Sep-19
2 Darly Glen Greensborough VIC 3088	\$782,000	31-Jul-19
8 Kowa Court Greensborough VIC 3088	\$785,000	24-Jul-19

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: 26 November 2019



**2 Mari Close Greensborough VIC 3088**

3 2 1

Sold Price

<sup>RS</sup> **\$753,250** <sup>UN</sup>

Sold Date

**18-Sep-19**

Distance

**0.54km**



**2 Darly Glen Greensborough VIC 3088**

4 2 2

Sold Price

**\$782,000**

Sold Date

**31-Jul-19**

Distance

**0.52km**



**8 Kowa Court Greensborough VIC 3088**

4 2 2

Sold Price

**\$785,000**

Sold Date

**24-Jul-19**

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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