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

2 Pinnaroo Court, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,175,000		&		\$1,275,000				
Median sale price									
Median price	\$951,500	Property Type Ho		Hou	ouse		Suburb	Greensborough	
Period - From	15/11/2022	to	14/11/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	5 Wroxham Gdns GREENSBOROUGH 3088	\$1,311,500	28/10/2023
2	3 Pindari Dr ST HELENA 3088	\$1,260,000	06/11/2023
3	8 Carnon St GREENSBOROUGH 3088	\$1,180,000	28/10/2023

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.

This Statement of Information was prepared on:

15/11/2023 12:17









Property Type: House Land Size: 802 sqm approx Agent Comments Indicative Selling Price \$1,175,000 - \$1,275,000 Median House Price 15/11/2022 - 14/11/2023: \$951,500

Comparable Properties

5 Wroxham Gdns GREENSBOROUGH 3088 (REI) 4 2 6 4 Price: \$1,311,500 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 1081 sqm approx	Agent Comments 5 Wroxham Gardens offered a larger footprint and marginally more land		
3 Pindari Dr ST HELENA 3088 (REI) 4 2 2 1 Price: \$1,260,000 Method: Private Sale Date: 06/11/2023 Property Type: House (Res) Land Size: 690 sqm approx	Agent Comments 3 Pindari Drive offered smaller spaces internally and lesser car accommodation		
8 Carnon St GREENSBOROUGH 3088 (REI) 3 2 2 2 Price: \$1,180,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 820 sqm approx	Agent Comments Same Greenhills pocket however 2 Pinnaroo is a much larger home		

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Propertydata

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