

# 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
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,175,000
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 & 

\$1,275,000
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### Median sale price

Median price 

\$951,500
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 Property Type 

House
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 Suburb 

Greensborough
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Period - From 

15/11/2022
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 to 

14/11/2023
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 Source 

REIV
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### 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	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
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4   
 3   
 4

**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   
 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   
 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

**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