

# 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 9 Pamburra Court, Greensborough Vic 3088

### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,036,000 Property Type House Suburb Greensborough

Period - From 01/01/2024 to 31/03/2024 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	4 Kundy CI GREENSBOROUGH 3088	\$1,154,000	13/02/2024
2	5 Ulmara PI GREENSBOROUGH 3088	\$1,090,000	17/02/2024
3	2 Tuta Ct GREENSBOROUGH 3088	\$1,045,000	02/03/2024

**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: 01/05/2024 11:14



3   2   2

**Property Type:** House  
**Land Size:** 626 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 March quarter 2024: \$1,036,000

## Comparable Properties



**4 Kundy CI GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

4   2   2

Very similar location and renovations, Kundy offered a 4th bedroom

**Price:** \$1,154,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** House  
**Land Size:** 695 sqm approx



**5 Ulmara PI GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

4   2   2

Similar size but unrenovated

**Price:** \$1,090,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 606 sqm approx



**2 Tuta Ct GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

3   2   2

Similar location, no secure garage and only had the one living area

**Price:** \$1,045,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192