Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,045,000

Property offered for sale

Address	9 Pamburra Court, Greensborough Vic 3088
Including suburb and	-
postcode	
•	

Indicative selling price

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

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

Median sale price

Median price	\$1,036,000	Pro	perty 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)

2 Tuta Ct GREENSBOROUGH 3088

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.

Add	dress 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

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



02/03/2024







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)





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

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



5 Ulmara PI GREENSBOROUGH 3088 (REI/VG) Agent Comments







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)





Price: \$1,045,000 Method: Auction Sale

Date: 02/03/2024 Property Type: House (Res) Land Size: 649 sqm approx Agent Comments

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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.