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	76 Pinehills Drive, Greensborough Vic 3088

Indicative selling price

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

Single price $1,025,000

Median sale price

Median price $1,047,500 Property Type House Suburb Greensborough

Period - From 01/10/2023 to 30/09/2024 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	33 Collendina Cr GREENSBOROUGH 3088	$965,000	13/09/2024
2	23 Vermont Pde GREENSBOROUGH 3088	$970,000	06/09/2024
3	57 Booyan Cr GREENSBOROUGH 3088	$975,000	24/08/2024

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: 28/10/2024 12:48

76 Pinehills Drive, Greensborough Vic 3088

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



3 2 4

Property Type: House (Res)
Land Size: 811 sqm approx

Agent Comments

Indicative Selling Price
$1,025,000
Median House Price
Year ending September 2024: $1,047,500

Comparable Properties



33 Collendina Cr GREENSBOROUGH 3088 (REI)

3 2 2

Price: $965,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 731 sqm approx

Agent Comments



23 Vermont Pde GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $970,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 703 sqm approx

Agent Comments



57 Booyan Cr GREENSBOROUGH 3088 (REI/VG)

3 2 1

Price: $975,000
Method: Private Sale
Date: 24/08/2024
Property Type: House
Land Size: 609 sqm approx

Agent Comments

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