

# 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

32 Wairoonga Crescent, 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

\$980,000

&

\$1,050,000

### Median sale price

Median price

\$1,055,000

Property Type

House

Suburb

Greensborough

Period - From

16/06/2024

to

15/12/2024

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	23 Wairoonga Crescent Greensborough Vic 3088	\$987,000	27/06/2024
2	8 Murumba Street Greensborough, Vic 3088	\$1,065,000	07/09/2024
3	35 Plenty River Drive Greensborough Vic 3088	\$1,100,000	26/07/2024

This Statement of Information was prepared on:

16/12/2024