

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

5 WAHROONGA CRESCENT GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Greensborough

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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 MIEWERA GREEN GREENSBOROUGH VIC 3088	\$1,056,000	08-Jul-22
12 TAMBOON DRIVE GREENSBOROUGH VIC 3088	\$1,180,000	03-May-22
15 BALLANDRY CRESCENT GREENSBOROUGH VIC 3088	\$1,110,000	09-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 18 August 2022

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**1 MIEWERA GREEN
GREENSBOROUGH VIC 3088**

3 2 2

Sold Price ^{RS} **\$1,056,000** Sold Date **08-Jul-22**

Distance **1.95km**



**12 TAMBOON DRIVE
GREENSBOROUGH VIC 3088**

3 2 2

Sold Price **\$1,180,000** Sold Date **03-May-22**

Distance **0.56km**



**15 BALLANDRY CRESCENT
GREENSBOROUGH VIC 3088**

4 2 2

Sold Price **\$1,110,000** Sold Date **09-Apr-22**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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