

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

23 Wairoonga Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between

\$850,000

&

\$930,000

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	15 Yurana Ct ST HELENA 3088	\$970,000	08/04/2024
2	151 Weidlich Rd ELTHAM NORTH 3095	\$960,000	04/04/2024
3	43 Glen Katherine Dr ST HELENA 3088	\$860,000	18/04/2024

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:

19/06/2024 17:25

23 Wahroonga Crescent, Greensborough Vic 3088



Property Type: House (Previously Occupied - Detached)

Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

March quarter 2024: \$1,036,000

Comparable Properties



15 Yurana Ct ST HELENA 3088 (REI)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 650 sqm approx



151 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 04/04/2024

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx



43 Glen Katherine Dr ST HELENA 3088 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 18/04/2024

Property Type: House (Res)

Land Size: 673 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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