

# 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 Wroxham Gardens, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$965,000 Property Type House Suburb Greensborough

Period - From 01/04/2023 to 30/06/2023 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	30 Maxine Dr ST HELENA 3088	\$1,175,000	26/09/2023
2	17 Meruka Dr ELTHAM 3095	\$1,165,000	25/08/2023
3	3 Roslyn Ct ELTHAM NORTH 3095	\$1,115,000	18/07/2023

**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: 06/10/2023 17:24



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**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1080 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 June quarter 2023: \$965,000

## Comparable Properties



**30 Maxine Dr ST HELENA 3088 (REI)**

Agent Comments

4   
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 2

**Price:** \$1,175,000  
**Method:** Private Sale  
**Date:** 26/09/2023  
**Property Type:** House (Res)  
**Land Size:** 978 sqm approx



**17 Meruka Dr ELTHAM 3095 (REI)**

Agent Comments

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 2

**Price:** \$1,165,000  
**Method:** Private Sale  
**Date:** 25/08/2023  
**Property Type:** House  
**Land Size:** 796 sqm approx



**3 Roslyn Ct ELTHAM NORTH 3095 (REI)**

Agent Comments

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 2

**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 18/07/2023  
**Property Type:** House (Res)  
**Land Size:** 810 sqm approx

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