

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

4 Oldstead Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$960,000 Property Type House Suburb Greensborough

Period - From 01/10/2022 to 30/09/2023 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	4 Naroo CI GREENSBOROUGH 3088	\$1,023,604	17/08/2023
2	27 Mine St GREENSBOROUGH 3088	\$1,050,000	30/09/2023
3	140 Plenty River Dr GREENSBOROUGH 3088	\$1,050,000	10/07/2023

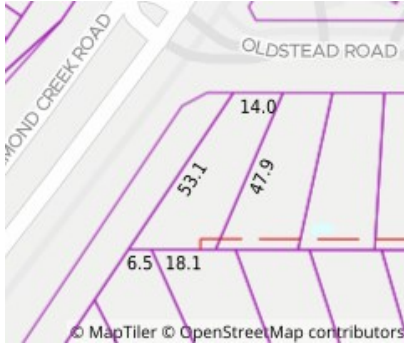
OR

~~**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:

29/11/2023 10:56

4 Oldstead Road, Greensborough Vic 3088



 4  2  2

Property Type: House
Land Size: 851 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending September 2023: \$960,000

Comparable Properties



4 Naroo CI GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,023,604
Method: Sold Before Auction
Date: 17/08/2023
Property Type: House (Res)
Land Size: 772 sqm approx



27 Mine St GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  4

Price: \$1,050,000
Method: Auction Sale
Date: 30/09/2023
Property Type: House (Res)
Land Size: 918 sqm approx



140 Plenty River Dr GREENSBOROUGH 3088 (REI)

Agent Comments

 4  3  2

Price: \$1,050,000
Method: Private Sale
Date: 10/07/2023
Property Type: House
Land Size: 600 sqm approx

Account - Jellis Craig | P: 03 94598111



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