

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

2/1 Oldstead Road, Greensborough Vic 3088

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$610,000

House

Unit

X

Suburb

Greensborough

Period - From 01/01/2018

to 31/03/2018

Source REIV

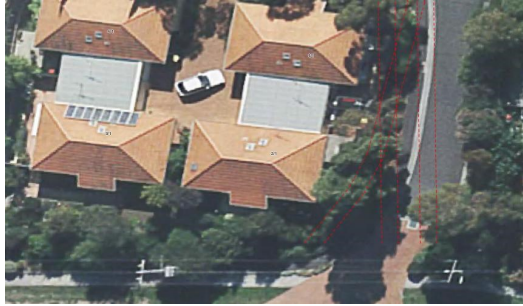
Comparable property sales (*Delete A or B below as applicable)

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		
2		
3		

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.



2 1 1

Rooms: 3

Property Type: Retirement Living

Agent Comments

Please note; this property is part of a retirement village. The median unit price does not reflect the median price for this type of unit.

Indicative Selling Price

\$440,000

Median Unit Price

March quarter 2018: \$610,000

Comparable Properties



5/1 Oldstead Rd GREENSBOROUGH 3088 (REI)

2 1 1

Price: \$410,000

Method: Private Sale

Date: 20/03/2018

Rooms: 3

Property Type: Unit

Agent Comments

This unit has an original kitchen and bathroom.

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.