

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

15 Gladman Street, Greensborough Vic 3088

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,002,500

Property Type

House

Suburb

Greensborough

Period - From

01/01/2022

to

31/03/2022

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	14 Cam St GREENSBOROUGH 3088	\$990,000	18/05/2022
2	88 Delta Rd GREENSBOROUGH 3088	\$976,000	18/05/2022
3	22 Duncan Av GREENSBOROUGH 3088	\$910,100	11/05/2022

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:

26/05/2022 12:36



 3  1  1

Rooms: 5
Property Type: House (Res)
Land Size: 579 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
March quarter 2022: \$1,002,500

Comparable Properties



14 Cam St GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  5

Price: \$990,000
Method: Private Sale
Date: 18/05/2022
Property Type: House
Land Size: 630 sqm approx



88 Delta Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$976,000
Method: Sold Before Auction
Date: 18/05/2022
Property Type: House (Res)
Land Size: 627 sqm approx



22 Duncan Av GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$910,100
Method: Private Sale
Date: 11/05/2022
Rooms: 4
Property Type: House (Res)
Land Size: 583 sqm approx