

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 Clarke Drive, Gladstone Park Vic 3043

Indicative selling price

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

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$650,000

House

X

Unit

Suburb

Gladstone Park

Period - From

01/07/2017

to

30/06/2018

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	4 Dalton PI GLADSTONE PARK 3043	\$680,000	02/06/2018
2	8 Wolverton Dr GLADSTONE PARK 3043	\$680,000	18/08/2018
3	7 Galway Gr GLADSTONE PARK 3043	\$650,000	21/07/2018

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.



 4  3  3

Rooms:

Property Type: House (Res)

Land Size: 537 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median House Price

Year ending June 2018: \$650,000

Comparable Properties



4 Dalton Pl GLADSTONE PARK 3043 (REI/VG) **Agent Comments**

 3  2  2

Price: \$680,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 552 sqm approx



8 Wolverton Dr GLADSTONE PARK 3043 (REI) **Agent Comments**

 4  2  1

Price: \$680,000

Method: Sold Before Auction

Date: 18/08/2018

Rooms: 6

Property Type: House (Res)



7 Galway Gr GLADSTONE PARK 3043 (REI/VG) **Agent Comments**

 4  2  2

Price: \$650,000

Method: Auction Sale

Date: 21/07/2018

Rooms: 6

Property Type: House (Res)

Land Size: 679 sqm approx