

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

21 Osborne Avenue, Gladstone Park

Indicative selling price

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

Single price \$* or range between \$530,000 & \$560,000

Median sale price

Median price \$651,500 *House X *Unit Suburb Gladstone Park

Period - From 01/04/2017 to 30/06/2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 58 Wolverton Drive, Gladstone Park	\$540,000	27/02/2017
2. 261 Carrick Drive, Gladstone Park	\$551,000	13/05/2017
3. 10 Goodwood Crescent, Gladstone Park	\$560,000	05/05/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 18th July 2017