



 3    2    2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 563 sqm  
[Agent Comments](#)

**Indicative Selling Price**  
\$590,000 - \$630,000  
**Median House Price**  
March quarter 2017: \$618,000

## Comparable Properties



**6 Calshot Gr GLADSTONE PARK 3043 (REI)**

[Agent Comments](#)

 3    2    1

**Price:** \$625,000  
**Method:** Sold Before Auction  
**Date:** 21/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 586 sqm



**84 The Circuit GLADSTONE PARK 3043 (REI)**

[Agent Comments](#)

 3    2    6

**Price:** \$625,000  
**Method:** Auction Sale  
**Date:** 10/04/2017  
**Rooms:** 5  
**Property Type:** House



**18 Henley Dr GLADSTONE PARK 3043 (REI)**

[Agent Comments](#)

 4    1    2

**Price:** \$615,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)

## 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

8 Aylesbury Crescent, Gladstone Park Vic 3043

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

#### Median sale price

Median price \$618,000

House X

Suburb Gladstone Park

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Calshot Gr GLADSTONE PARK 3043	\$625,000	21/03/2017
84 The Circuit GLADSTONE PARK 3043	\$625,000	10/04/2017
18 Henley Dr GLADSTONE PARK 3043	\$615,000	14/03/2017