

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 Forest Court, Gladstone Park Vic 3043

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$618,000

House

X

Unit

Suburb

Gladstone Park

Period - From 01/07/2018

to

30/09/2018

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 Ballard CI GLADSTONE PARK 3043	\$620,000	22/10/2018
2	21 Snaefell Cr GLADSTONE PARK 3043	\$620,000	08/09/2018
3	20 Parnell Cr GLADSTONE PARK 3043	\$616,000	25/08/2018

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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median House Price

September quarter 2018: \$618,000

Comparable Properties



2 Ballard CI GLADSTONE PARK 3043 (REI)

Agent Comments

 3  1  2

Price: \$620,000

Method: Private Sale

Date: 22/10/2018

Rooms: 4

Property Type: House



21 Snaefell Cr GLADSTONE PARK 3043 (REI)

Agent Comments

 3  1  1

Price: \$620,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House

Land Size: 546 sqm approx



20 Parnell Cr GLADSTONE PARK 3043 (REI/VG)

Agent Comments

 4  1  3

Price: \$616,000

Method: Auction Sale

Date: 25/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 566 sqm approx