

James Mokdsi 03 9338 6411 0438 656 736 jamesm@jasonrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale												
Address Including suburb and postcode		6 Sulby Place, Gladstone Park Vic 3043										
Indicative selling price												
For the meaning	of this p	rice see	cons	sumer.	vic.gov.a	au/u	nderq	uoting				
Range between \$580,		000			&		\$620,000					
Median sale price												
Median price	\$655,00	0	Hou	se	Х	Un	iŧ			Suburb	Gladstone Park	
Period - From	01/10/2	017	to	31/12	/2017			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.

Add	dress of comparable property	Price	Date of sale
1	13 Rylandes Dr GLADSTONE PARK 3043	\$655,000	02/12/2017
2	3 Bede Ct GLADSTONE PARK 3043	\$640,000	17/03/2018
3	64 Finton Gr GLADSTONE PARK 3043	\$590,000	18/11/2017

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.







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Indicative Selling Price \$580,000 - \$620,000 Median House Price December quarter 2017: \$655,000



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Rooms: 4

Property Type: House

Land Size: 543.972 sqm approx

Agent Comments

Comparable Properties

13 Rylandes Dr GLADSTONE PARK 3043 (REI) Agent Comments

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Price: \$655,000 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: House **Land Size:** 545 sqm approx



3 Bede Ct GLADSTONE PARK 3043 (REI)

└─ 3 **└**─ 1 **॔** 2

Price: \$640,000 Method: Auction Sale Date: 17/03/2018

Rooms: 4

Property Type: House (Res) Land Size: 613 sqm approx

64 Finton Gr GLADSTONE PARK 3043 (REI)

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Price: \$590,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res) **Land Size:** 561 sqm approx

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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