

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

6 Sulby Place, Gladstone Park Vic 3043

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$655,000

House

X

Unit

Suburb

Gladstone Park

Period - From

01/10/2017

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.

	Address 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.



 3  1  2

Rooms: 4

Property Type: House

Land Size: 543.972 sqm approx

Agent Comments

Comparable Properties

13 Rylandes Dr GLADSTONE PARK 3043 (REI) Agent Comments

 3  1  1

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)

Agent Comments

 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)

Agent Comments

 3  1  1

Price: \$590,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 561 sqm approx