

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 13 Cassandra Drive, GLADSTONE PARK 3043

### Indicative selling price

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

**Range \$590,000 - \$640,000**

### Median sale price

Median **House** for **GLADSTONE PARK** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$620,000**

### 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 the most comparable to the property for sale.

<b>17 Katrina Drive,</b> Gladstone Park 3043	Price <b>\$615,000</b> Sold 12 June 2019
<b>44 Clarke Drive,</b> Gladstone Park 3043	Price <b>\$615,000</b> Sold 01 November 2019
<b>261 Carrick Drive,</b> Gladstone Park 3043	Price <b>\$635,000</b> Sold 09 September 2019

This Statement of Information was prepared on 13th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

### Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,  
Shopping Centre,  
Gladstone Park VIC 3043

### Contact agents



**Lilian Farrugia**  
Stockdale & Leggo

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**Stockdale  
& Leggo**