

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

34 Clarke Drive, Gladstone Park

Indicative selling price

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

Single price \$749,000 or range between - & -

Median sale price

Median price \$645,000 *House ☒ *Unit ☐ Suburb Gladstone Park

Period - From 01/10/2017 to 30/09/2018 Source REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 4 Allenby Place, Gladstone Park (Small 3 bed, 1 bath, pool)	\$775,000	23/03/2018
2. 34 Cassandra Drive, Gladstone Park (Small 3 bed, 1 bath)	\$712,000	15/08/2018
3. 28 Clarke Drive, Gladstone Park (Unrenovated)	\$735,000	12/05/2018