

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

3 Finlay Close, Gladstone Park Vic 3043

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$651,500 House X Unit Suburb Gladstone Park

Period - From 01/04/2017 to 30/06/2017 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	305 Carrick Dr GLADSTONE PARK 3043	\$691,000	17/06/2017
2	328 Carrick Dr GLADSTONE PARK 3043	\$675,000	07/06/2017
3	3 Dava Ct GLADSTONE PARK 3043	\$670,000	02/09/2017

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.~~



Rooms:
Property Type: House (Res)
Land Size: 578 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$680,000
Median House Price
 June quarter 2017: \$651,500

Comparable Properties



305 Carrick Dr GLADSTONE PARK 3043 (REI) Agent Comments



Price: \$691,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 7
Property Type: House (Res)
Land Size: 551 sqm approx



328 Carrick Dr GLADSTONE PARK 3043 (REI/VG) Agent Comments



Price: \$675,000
Method: Sold Before Auction
Date: 07/06/2017
Rooms: -
Property Type: House
Land Size: 540 sqm approx



3 Dava Ct GLADSTONE PARK 3043 (REI) Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 727 sqm approx