

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

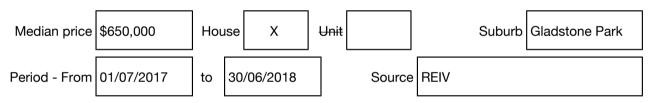
8 Wolverton Drive, Gladstone Park Vic 3043 d le

Indicative selling price

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

Range between	\$650,000	&	\$690,000

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	6 Rodda Ct GLADSTONE PARK 3043	\$680,000	26/05/2018
2	4 Dalton PI GLADSTONE PARK 3043	\$680,000	02/06/2018
3	7 Galway Gr GLADSTONE PARK 3043	\$650,000	21/07/2018

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.

Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855

propertydata

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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.







Rooms: Property Type: Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median House Price Year ending June 2018: \$650,000

Comparable Properties



6 Rodda Ct GLADSTONE PARK 3043 (REI)



Price: \$680,000 Method: Auction Sale Date: 26/05/2018 Rooms: 6 Property Type: House

Agent Comments

Agent Comments



Price: \$680,000 Method: Auction Sale Date: 02/06/2018 Rooms: 5 Property Type: House (Res) Land Size: 552 sqm approx



7 Galway Gr GLADSTONE PARK 3043 (REI)

4 Dalton PI GLADSTONE PARK 3043 (REI)



Price: \$650,000 Method: Auction Sale Date: 21/07/2018 Rooms: 6 Property Type: House (Res) Agent Comments

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