

## 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

#### Indicative selling price

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

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

#### Median sale price

Median price \$650,000 House X Unit Suburb Gladstone Park

Period - From 01/07/2017 to 30/06/2018 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	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.



**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)**

Agent Comments



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



**4 Dalton Pl GLADSTONE PARK 3043 (REI)**

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)**

Agent Comments



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