

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

10 Byfield Close, Gladstone Park

Indicative selling price

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

Single price \$-

or range between

\$600,000

&

\$640,000

Median sale price

Median price

\$647,500

*House

X

*Unit

Suburb

Gladstone Park

Period - From

01/07/2017

to

30/09/2017

Source

REIV propertydata.com.au

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. 43 Beresford Crescent, Gladstone Park	\$612,000	06/11/2017
2. 47 Burnleigh Drive, Gladstone Park	\$631,000	11/11/2017
3. 4 Castleton Court, Gladstone Park	\$645,000	02/12/2017