



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 557 sqm

Agent Comments

**Indicative Selling Price**

\$550,000 - \$580,000

**Median House Price**

March quarter 2017: \$618,000

## Comparable Properties



**165 Carrick Dr GLADSTONE PARK 3043 (REI)** Agent Comments



**Price:** \$586,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 535 sqm



**36 Rylandes Dr GLADSTONE PARK 3043 (REI)** Agent Comments



**Price:** \$576,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** 4

**Property Type:** House (Res)



**5 Calshot Gr GLADSTONE PARK 3043 (REI/VG)** Agent Comments



**Price:** \$575,000

**Method:** Sold Before Auction

**Date:** 20/02/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 544 sqm

## 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

10 Beresford Crescent, 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 \$550,000 & \$580,000

#### Median sale price

Median price \$618,000

House X

Suburb Gladstone Park

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
165 Carrick Dr GLADSTONE PARK 3043	\$586,000	01/04/2017
36 Rylandes Dr GLADSTONE PARK 3043	\$576,000	22/04/2017
5 Calshot Gr GLADSTONE PARK 3043	\$575,000	20/02/2017