

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

34 Cassandra Drive, Gladstone Park

Indicative selling price

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

Single price \$ or range between \$620,000 & \$650,000

Median sale price

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

Period - From 01/04/2017 to 31/03/2018 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. 7 Elvin Close, Gladstone Park	\$615,000	12/07/2018
2. 18 Snaefell Crescent, Gladstone Park	\$635,000	07/07/2018
3. 30 Katrina Drive, Gladstone Park	\$662,000	30/06/2018