

## 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	4 Belmont Place, Gladstone Park Vic 3043
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#### Indicative selling price

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

Range between	\$600,000	&	\$640,000
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#### Median sale price

Median price	\$651,500	House	X	Unit		Suburb	Gladstone Park
Period - From	01/04/2017	to	30/06/2017	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 Ronald Cl GLADSTONE PARK 3043	\$628,000	20/05/2017
2	7 Dudley Ct GLADSTONE PARK 3043	\$625,000	09/09/2017
3	53 North Circular Rd GLADSTONE PARK 3043	\$611,000	17/06/2017

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.~~



 3  - 

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 542 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$600,000 - \$640,000

**Median House Price**

June quarter 2017: \$651,500

## Comparable Properties

### 6 Ronald CI GLADSTONE PARK 3043 (REI)

[Agent Comments](#)

 4  2  2

**Price:** \$628,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House



### 7 Dudley Ct GLADSTONE PARK 3043 (REI)

[Agent Comments](#)

 3  2  4

**Price:** \$625,000

**Method:** Sold Before Auction

**Date:** 09/09/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 577 sqm approx



### 53 North Circular Rd GLADSTONE PARK 3043 (REI)

[Agent Comments](#)

 4  2  -

**Price:** \$611,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 684 sqm approx