

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 69 Lenoak Street, Gladstone Park Vic 3043

Indicative selling price

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

Range between \$650,000 & \$680,000

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	4 Dalton PI GLADSTONE PARK 3043	\$680,000	02/06/2018
2	8 Wolverton Dr GLADSTONE PARK 3043	\$680,000	18/08/2018
3	61 Clarke Dr GLADSTONE PARK 3043	\$675,500	06/10/2018

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.



 4  2  2

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 533 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median House Price

Year ending June 2018: \$650,000

Comparable Properties



4 Dalton Pl GLADSTONE PARK 3043 (REI/VG) **Agent Comments**

 3  2  2

Price: \$680,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 552 sqm approx



8 Wolverton Dr GLADSTONE PARK 3043 (REI) **Agent Comments**

 4  2  1

Price: \$680,000

Method: Sold Before Auction

Date: 18/08/2018

Rooms: 6

Property Type: House (Res)



61 Clarke Dr GLADSTONE PARK 3043 (REI) **Agent Comments**

 4  2  2

Price: \$675,500

Method: Auction Sale

Date: 06/10/2018

Rooms: 6

Property Type: House (Res)