

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	3 Dava Court, Gladstone Park Vic 3043
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Indicative selling price

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

Range between	\$590,000	&	\$630,000
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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 Reeves CI GLADSTONE PARK 3043	\$650,000	01/04/2017
2	10 Taunton PI GLADSTONE PARK 3043	\$635,000	27/05/2017
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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
June quarter 2017: \$651,500

Comparable Properties



6 Reeves CI GLADSTONE PARK 3043 (REI/VG) Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 548 sqm approx

10 Taunton PI GLADSTONE PARK 3043 (REI) Agent Comments



Price: \$635,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House



53 North Circular Rd GLADSTONE PARK 3043 (REI) Agent Comments



Price: \$611,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 684 sqm approx