

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**49 CLARKE DRIVE, GLADSTONE PARK,**

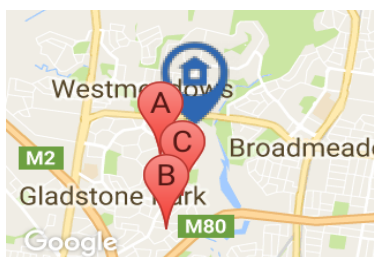
2 1 2

**Indicative Selling Price**

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

**\$520,000**

## SUBURB MEDIAN



**GLADSTONE PARK, VIC, 3043**

**Suburb Median Sale Price (House)**

**\$582,500**

01 January 2017 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**4 GLENDALE PL, GLADSTONE PARK, VIC 3043**

3 1 3

**Sale Price**

**\$516,000**

Sale Date: 21/12/2016

Distance from Property: 631m



**7 WINDERMERE CRES, GLADSTONE PARK, VIC**

3 1 2

**Sale Price**

**\*\$533,000**

Sale Date: 23/03/2017

Distance from Property: 1.5km



**4 SHELDON CRT, GLADSTONE PARK, VIC 3043**

3 1 1

**Sale Price**

**\$550,000**

Sale Date: 17/11/2016

Distance from Property: 1km



This report has been compiled on 17/05/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

49 CLARKE DRIVE, 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)

Single Price / Range

\$520,000

Median sale price

Median price

\$582,500

House

X

Unit


Suburb

GLADSTONE PARK

Period

01 January 2017 to 31 March 2017

Source



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
4 GLENDALE PL, GLADSTONE PARK, VIC 3043	\$516,000	21/12/2016
7 WINDERMERE CRES, GLADSTONE PARK, VIC 3043	*\$533,000	23/03/2017
4 SHELDON CRT, GLADSTONE PARK, VIC 3043	\$550,000	17/11/2016