





Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 617 sqm **Agent Comments**

Indicative Selling Price \$540,000 - \$570,000 **Median House Price** March quarter 2017: \$618,000

Comparable Properties

5 Caple PI GLADSTONE PARK 3043 (VG)





Agent Comments

Price: \$567,000 Method: Sale Date: 10/12/2016

Rooms: -

Property Type: House (Res) Land Size: 742 sqm

261 Carrick Dr GLADSTONE PARK 3043 (REI) Agent Comments



Price: \$551,000 Method: Auction Sale Date: 13/05/2017 Rooms: 6

Property Type: House (Res)

Land Size: 560 sqm

=3





Price: \$540,000 Method: Sale Date: 25/02/2017 Rooms: -

Property Type: House (Res) Land Size: 566 sqm

Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 06/06/2017 10:06

58 Wolverton Dr GLADSTONE PARK 3043 (VG) Agent Comments



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	10 Ballard Close, Gladstone Park Vic 3043
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$540,000	&	\$570,000

Median sale price

Median price \$618,00	0 Hous	se X	Suk	burb Gladstone Park
Period - From 01/01/20)17 to 31	1/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Caple PI GLADSTONE PARK 3043	\$567,000	10/12/2016
261 Carrick Dr GLADSTONE PARK 3043	\$551,000	13/05/2017
58 Wolverton Dr GLADSTONE PARK 3043	\$540,000	25/02/2017





Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855