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**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 Cagle PI GLADSTONE PARK 3043 (VG)**

Agent Comments

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**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

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  1

**Price:** \$551,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 560 sqm

**58 Wolverton Dr GLADSTONE PARK 3043 (VG)**

Agent Comments

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**Price:** \$540,000

**Method:** Sale

**Date:** 25/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 566 sqm

## 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

10 Ballard Close, 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)

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

#### Median sale price

Median price \$618,000

House X

Suburb Gladstone Park

Period - From 01/01/2017 to 31/03/2017

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 Pl 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