
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 7 SNAEFELL CRESCENT, GLADSTONE PARK VIC 3043

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$621,500 House ☒ Suburb GLADSTONE PARK
Period - From 01.04.2019 to 30.06.2019 Source REIV propertydata.com.au/RPData/CoreLogic

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
1. 11 Grantley Drive, Gladstone Park	\$550,000	20.07.2019
2. 3 Briar Close, Gladstone Park	\$590,000	14.07.2019
3. 17 Katrina Close, Gladstone Park	\$615,000	12.07.2019

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 29 July 2019.