

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale			
Addi Including suburb postc	8 Cassandra Drive, Gladstone Park Vic 3043		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between	490,000 & \$530,000		
Median sale price			
Median price \$6	47,500 House X Unit Suburb Gladstone Park		
Period - From 01.	707/2017 to 30/09/2017 Source REIV		
Comparable property sales (*Delete A or B below as applicable)			
	he three properties sold within two kilometres of the property for sale in the last six It the estate agent or agent's representative considers to be most comparable to the		

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

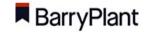
Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855

property for sale.





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Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$490,000 - \$530,000 **Median House Price** September quarter 2017: \$647,500

Comparable Properties



7 Londrew Ct TULLAMARINE 3043 (REI/VG)

Price: \$540,000 Method: Auction Sale Date: 26/08/2017

Land Size: 607 sqm approx

Rooms: 4 Property Type: House (Res)



17 Fairbank Av GLADSTONE PARK 3043 (REI) Agent Comments

Price: \$538,000

Method: Sold Before Auction

Date: 10/10/2017 Rooms: 4

Property Type: House (Res)

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Agent Comments