

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 8 Drake Close, Gladstone Park VIC 3043

Indicative selling price

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

Single price \$* or range between \$590,000 \$630,000

Median sale price

Median price \$650,000 *House X *Unit Suburb Gladstone Park, VIC
Period - From Mar - 2018 to May - 2018 Source Realestate.com.au

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. 58 Lenoak Street, Gladstone Park	\$630,000	24/03/2018
2. 9 Galway Grove, Gladstone Park	\$628,000	20/03/2018
3. 6 Sulby Place, Gladstone Park	\$620,000	21/04/2018

Property data source: Realestate.com.au Generated on 22nd May 2018.