

## 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	21 Vaucluse Avenue, Gladstone Park Vic 3043
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$490,000	&	\$530,000
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#### Median sale price

Median price	\$647,500	House	X	Unit		Suburb	Gladstone Park
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	49 Clarke Dr GLADSTONE PARK 3043	\$550,500	17/06/2017
2	7 Londrew Ct TULLAMARINE 3043	\$540,000	26/08/2017
3	17 Fairbank Av GLADSTONE PARK 3043	\$538,000	10/10/2017

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.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 541 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$490,000 - \$530,000

**Median House Price**

September quarter 2017: \$647,500

## Comparable Properties



**49 Clarke Dr GLADSTONE PARK 3043 (VG)**

**Agent Comments**



**Price:** \$550,500

**Method:** Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**7 Londrew Ct TULLAMARINE 3043 (REI)**

**Agent Comments**



**Price:** \$540,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



**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)