

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

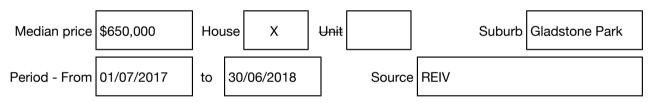
10 Cousen Place, Gladstone Park Vic 3043

Indicative selling price

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

 Range between
 \$650,000
 &
 \$690,000

Median sale price



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	4 Dalton PI GLADSTONE PARK 3043	\$680,000	02/06/2018
2	11 Taunton PI GLADSTONE PARK 3043	\$670,000	26/05/2018
3	15 Windermere Cr GLADSTONE PARK 3043	\$650,888	26/05/2018

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.

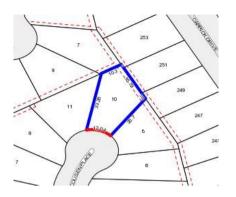
Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 629 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median House Price Year ending June 2018: \$650,000

Comparable Properties

BarryPurit	4 Dalton PI GLADSTONE PARK 3043 (REI) 3 4 2 4 2	Agent Comments
	Price: \$680,000 Method: Auction Sale Date: 02/06/2018 Rooms: 5 Property Type: House (Res) Land Size: 552 sqm approx	
	11 Taunton PI GLADSTONE PARK 3043 (REI) 3 2 1 Price: \$670,000 Method: Auction Sale Date: 26/05/2018 Rooms: 4 Property Type: House Land Size: 598 sqm approx	Agent Comments
	15 Windermere Cr GLADSTONE PARK 3043 (REI) 3 1 1 1 1 Price: \$650,888 Method: Auction Sale Date: 26/05/2018 Rooms: 5 Property Type: House	Agent Comments

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