

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
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Indicative selling price

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

Range between	\$650,000	&	\$690,000
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Median sale price

Median price	\$650,000	House	X	Unit		Suburb	Gladstone Park
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

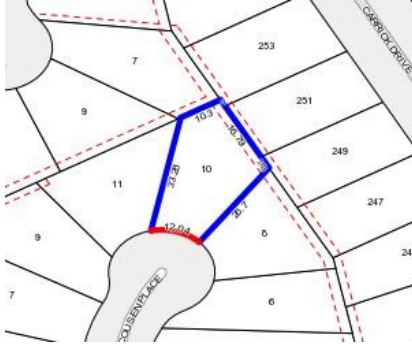
Comparable property sales (*Delete A or B below as applicable)

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	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.



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



4 Dalton PI GLADSTONE PARK 3043 (REI)

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)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 26/05/2018

Rooms: 4

Property Type: House

Land Size: 598 sqm approx



15 Windermere Cr GLADSTONE PARK 3043 (REI)

Agent Comments



Price: \$650,888

Method: Auction Sale

Date: 26/05/2018

Rooms: 5

Property Type: House