

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 5 Wylie Close, Gladstone Park Vic 3043

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$650,000

House

X

Unit

Suburb

Gladstone Park

Period - From 01/04/2017

to

31/03/2018

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	5 Tangemere Av TULLAMARINE 3043	\$638,000	28/04/2018
2	4 Power CI GLADSTONE PARK 3043	\$620,000	17/03/2018
3	107 Augustine Tce GLENROY 3046	\$616,000	29/03/2018

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.

5 Wylde Close, Gladstone Park Vic 3043

**Jellis
Craig**

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Indicative Selling Price

\$590,000 - \$640,000

Median House Price

Year ending March 2018: \$650,000



3 1 3

Rooms:

Property Type: House

Land Size: 575 sqm approx

Agent Comments

Comparable Properties



5 Tangemere Av TULLAMARINE 3043 (REI)

Agent Comments

3 2 1

Price: \$638,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 377 sqm approx

4 Power CI GLADSTONE PARK 3043 (REI)

Agent Comments

3 1 2

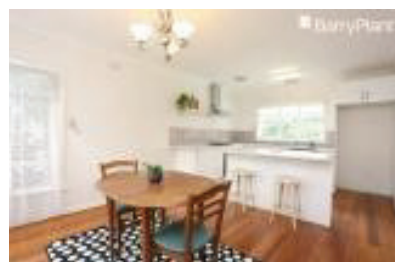
Price: \$620,000

Method: Sold Before Auction

Date: 17/03/2018

Rooms: -

Property Type: House (Res)



107 Augustine Tce GLENROY 3046 (REI)

Agent Comments

3 1 2

Price: \$616,000

Method: Private Sale

Date: 29/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 595 sqm approx