

# 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 30 Cassandra Drive, Gladstone Park Vic 3043

### Indicative selling price

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

Range between \$600,000 & \$650,000

### Median sale price

Median price \$650,000 Property Type House Suburb Gladstone Park

Period - From 01/10/2020 to 31/12/2020 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	3 Padua Ct GLADSTONE PARK 3043	\$660,000	12/02/2021
2	250 Carrick Dr GLADSTONE PARK 3043	\$655,000	18/12/2020
3	14 Katrina Dr GLADSTONE PARK 3043	\$623,000	15/12/2020

**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.~~

This Statement of Information was prepared on: 09/03/2021 13:29

30 Cassandra Drive, Gladstone Park Vic 3043

Graham Caulfield

03 8418 6455

0418563804

graham@sellinghomesmelbourne.com.au



**Property Type:** House  
**Land Size:** 592 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$650,000

**Median House Price**

December quarter 2020: \$650,000

## Comparable Properties



**3 Padua Ct GLADSTONE PARK 3043 (REI)**

**Agent Comments**



**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 12/02/2021

**Property Type:** House (Res)



**250 Carrick Dr GLADSTONE PARK 3043 (VG)**

**Agent Comments**



**Price:** \$655,000

**Method:** Sale

**Date:** 18/12/2020

**Property Type:** House (Res)

**Land Size:** 544 sqm approx



**14 Katrina Dr GLADSTONE PARK 3043 (REI)**

**Agent Comments**



**Price:** \$623,000

**Method:** Sold Before Auction

**Date:** 15/12/2020

**Property Type:** House

**Land Size:** 540 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



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.