



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

6 Gladstone Avenue, ASPENDALE, 3195

Indicative selling price

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

Single Price

or range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$977,500

Property type

House

Suburb

ASPENDALE, 3195

Period from

27/02/2017

to

27/08/2017

Source

RP Data

Comparable property sale

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

Unit 3, 7 Kara Grove, ASPENDALE, 3195 Victoria

\$2,700,000

21/07/2017

26A James Avenue, ASPENDALE, 3195 Victoria

\$1,250,000

25/02/2017

3 Park Road, ASPENDALE, 3195 Victoria

\$1,329,000

08/04/2017