

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

7 PENDLE CLOSE, GLADSTONE PARK, VIC 3043

Indicative selling price

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

Price Range:

\$670,000 to \$710,000

Median sale price

Median price

\$736,500

Property type

House


Suburb

GLADSTONE PARK

Period

01 October 2023 to 31 December 2023

Source



Comparable property sales

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 |
|--|------------|--------------|
| 7 FLEETWOOD CRT, GLADSTONE PARK, VIC 3043 | \$670,000 | 16/09/2023 |
| 25 KOONALDA RD, GLADSTONE PARK, VIC 3043 | *\$680,000 | 04/03/2024 |
| 21 NORTH CIRCULAR RD, GLADSTONE PARK, VIC 3043 | \$730,000 | 21/12/2023 |

This Statement of Information was prepared on:

10/03/2024