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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

14 Fleetwood Court Gladstone Park VIC 3043

3 1 1

### Indicative Selling Price

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

Range between \$540,000 & \$570,000

### Median Sale Price

\$650,000 Houses in Gladstone park between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



<b>18 Woodstock Drive Gladstone Park VIC 3043</b>	Sold Price	<b>\$590,000</b>	Sold Date	<b>30-Jul-18</b>
3  1  1			Distance	<b>0.38km</b>



<b>19 Payne Street Gladstone Park VIC 3043</b>	Sold Price	<b>\$598,000</b>	Sold Date	<b>01-Sep-18</b>
3  1  -			Distance	<b>0.41km</b>



<b>73 South Circular Road Gladstone Park VIC 3043</b>	Sold Price	<b>\$622,000</b>	Sold Date	<b>06-Aug-18</b>
3  1  1			Distance	<b>0.49km</b>

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