

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

12 CASSANDRA DRIVE GLADSTONE PARK VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

9 MARINA CLOSE GLADSTONE PARK VIC 3043	\$770,000	18-Dec-21
72 LENOAK STREET GLADSTONE PARK VIC 3043	\$805,000	09-Dec-21
23 VAUCLUSE AVENUE GLADSTONE PARK VIC 3043	\$807,500	29-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 12 July 2022

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**9 MARINA CLOSE GLADSTONE
PARK VIC 3043** 3  1  4

Sold Price

\$770,000

Sold Date

18-Dec-21

Distance

0.08km**72 LENOAK STREET GLADSTONE
PARK VIC 3043** 3  2  2

Sold Price

\$805,000

Sold Date

09-Dec-21

Distance

0.19km**23 VAUCLUSE AVENUE
GLADSTONE PARK VIC 3043** 3  1  2

Sold Price

\$807,500

Sold Date

29-Aug-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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