

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 6 Ellesmere Crescent, GLADSTONE PARK 3043

Indicative selling price

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

Range \$630,000 - \$670,000

Median sale price

Median **House** for **GLADSTONE PARK** for period **Oct 2018 - Sep 2019**
Sourced from **Pricefinder**.

\$620,000

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 the most comparable to the property for sale.

175 Carrick Drive,
Gladstone Park 3043

Price **\$663,000** Sold 07
September 2019

4 Booth Court,
Gladstone Park 3043

Price **\$660,000** Sold 12
October 2019

261 Carrick Drive,
Gladstone Park 3043

Price **\$635,000** Sold 09
September 2019

This Statement of Information was prepared on 8th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,
Shopping Centre,
Gladstone Park VIC 3043

Contact agents



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**Stockdale
& Leggo**