

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

6 ELVIN CLOSE 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Jul 2023

to

30 Jun 2024

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

5 ELVIN CLOSE GLADSTONE PARK VIC 3043	\$705,000	15-Feb-24
52 KATRINA DRIVE GLADSTONE PARK VIC 3043	\$720,000	06-Mar-24
26 VAUCLUSE AVENUE GLADSTONE PARK VIC 3043	\$725,000	25-Apr-24

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.~~

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5 ELVIN CLOSE GLADSTONE PARK VIC 3043 Sold Price **\$705,000** Sold Date **15-Feb-24**

4 2 3

Distance **0.05km**



52 KATRINA DRIVE GLADSTONE PARK VIC 3043 Sold Price **\$720,000** Sold Date **06-Mar-24**

4 1 -

Distance **0.5km**



26 VAUCLUSE AVENUE GLADSTONE PARK VIC 3043 Sold Price **\$725,000** Sold Date **25-Apr-24**

4 1 2

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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