



Rooms: 6
Property Type: House
Land Size: 683 sqm
[Agent Comments](#)

Indicative Selling Price
\$560,000 - \$590,000
Median House Price
March quarter 2017: \$618,000

Comparable Properties



9 Fleetwood Ct GLADSTONE PARK 3043 (REI/VG)

[Agent Comments](#)



Price: \$590,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 547 sqm



36 Rylandes Dr GLADSTONE PARK 3043 (REI) [Agent Comments](#)



Price: \$576,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: House (Res)



5 Calshot Gr GLADSTONE PARK 3043 (REI/VG)

[Agent Comments](#)



Price: \$575,000
Method: Sold Before Auction
Date: 20/02/2017
Rooms: 6
Property Type: House (Res)
Land Size: 544 sqm

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

53 North Circular Road, Gladstone Park Vic 3043

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$618,000

House X

Suburb Gladstone Park

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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 Fleetwood Ct GLADSTONE PARK 3043	\$590,000	04/03/2017
36 Rylandes Dr GLADSTONE PARK 3043	\$576,000	22/04/2017
5 Calshot Gr GLADSTONE PARK 3043	\$575,000	20/02/2017