

Phong Ho

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

9 Pyke Drive 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 \$500,000 & \$550,000













### Median Sale Price

\$630,000 Houses in Gladstone park between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

### 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.

	<b>19 Burbank Avenue Gladstone Park VIC 3043</b>	Sold Price	<b>\$550,000</b>	Sold Date	<b>24-Jan-19</b>
	 3  1  2			Distance	<b>0.42km</b>
	<b>6 Padua Court Gladstone Park VIC 3043</b>	Sold Price	<b>\$540,000</b>	Sold Date	<b>30-May-19</b>
	 3  1  2			Distance	<b>0.77km</b>
	<b>4 Chisholm Close Gladstone Park VIC 3043</b>	Sold Price	<b>\$550,500</b>	Sold Date	<b>11-May-19</b>
	 3  1  1			Distance	<b>1.31km</b>

RS = Recent sale      UN = Undisclosed Sale

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