



*Statement of Information*

Sections 47AF of the Estate Agents Act 1980

23 Gaynor Crescent,  
GLADSTONE PARK 3043

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$580,000 - \$595,000**

Median sale price

Median **House** for **GLADSTONE PARK** for period **Sep 2018 - Sep 2018**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$633,500**

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.

<b>73 South Circular Road,</b> Gladstone Park 3043	<b>Price \$622,000</b> Sold 06 August 2018
<b>2 Hall Road,</b> Gladstone Park 3043	<b>Price \$600,000</b> Sold 24 July 2018
<b>18 Woodstock Drive,</b> Gladstone Park 3043	<b>Price \$590,000</b> Sold 30 July 2018

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 [realestate.com.au](http://realestate.com.au).



**Raine & Horne Roxburgh Park**

Shop 59, Somerton Road & David  
Monroe Drive,  
Roxburgh Park VIC 3064

Contact agents



**Don Jayawardene**  
Raine and Horne

0433534456  
[don.jayawardene@roxburghpark.rh.com.au](mailto:don.jayawardene@roxburghpark.rh.com.au)

**Raine&Horne.**