

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

13 MAYFAIR 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Mar 2023

to

29 Feb 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

6 BEDE COURT GLADSTONE PARK VIC 3043	\$656,000	16-Feb-24
9 GRANTLEY DRIVE GLADSTONE PARK VIC 3043	\$693,000	22-Dec-23
313 CARRICK DRIVE GLADSTONE PARK VIC 3043	\$690,000	13-Feb-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.~~

This Statement of Information was prepared on: 18 March 2024



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



**6 BEDE COURT GLADSTONE PARK
VIC 3043**

3 1 2

Sold Price

^{RS} **\$656,000**

Sold Date

16-Feb-24

Distance

0.13km



**9 GRANTLEY DRIVE GLADSTONE
PARK VIC 3043**

4 2 1

Sold Price

^{RS} **\$693,000** ^{UN}

Sold Date

22-Dec-23

Distance

0.24km



**313 CARRICK DRIVE GLADSTONE
PARK VIC 3043**

4 1 -

Sold Price

^{RS} **\$690,000**

Sold Date

13-Feb-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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