

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

5 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Gladstone Park

Period-from

01 May 2023

to

30 Apr 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	17-Feb-24
1 WILTSHIRE ROAD GLADSTONE PARK VIC 3043	\$640,000	19-Mar-24
261 CARRICK DRIVE GLADSTONE PARK VIC 3043	\$695,000	04-May-24

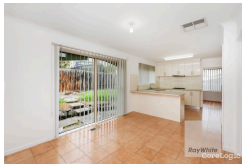
OR

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: 16 May 2024



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**6 BEDE COURT GLADSTONE PARK
VIC 3043**

3 1 2

Sold Price

\$656,000

Sold Date

17-Feb-24

Distance

0.11km



**1 WILTSHIRE ROAD GLADSTONE
PARK VIC 3043**

3 1 2

Sold Price

\$640,000

Sold Date

19-Mar-24

Distance

0.18km



**261 CARRICK DRIVE GLADSTONE
PARK VIC 3043**

3 1 1

Sold Price

^{RS} **\$695,000**

Sold Date

04-May-24

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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