

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/8 Windermere 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 \$450,000 - \$480,000**

### Median sale price

Median **House** for **GLADSTONE PARK** for period **Apr 2018 - Mar 2019**  
Sourced from **Pricefinder**.

**\$625,000**

### 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.

**4/1 Gordon Street,**  
Tullamarine 3043

Price **\$500,000** Sold 07  
February 2019

**4/43 Banksia Grove,**  
Tullamarine 3043

Price **\$497,500** Sold 13  
November 2018

**3/38 Broadmeadows Road,**  
Tullamarine 3043

Price **\$480,000** Sold 25  
March 2019

### 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 Pricefinder.

House

2 beds

1 baths

2 parking

### Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,  
Shopping Centre,  
Gladstone Park VIC 3043

### Contact agents



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**Stockdale  
& Leggo**