

## 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

28 North Circular Road Gladstone Park VIC 3043

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Nov 2018

to

31 Oct 2019

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

4 Trollaby Close Gladstone Park VIC 3043	\$575,000	05-Oct-19
23 Parnell Crescent Gladstone Park VIC 3043	\$570,000	24-May-19
20 Barrington Crescent Gladstone Park VIC 3043	\$560,000	15-Oct-19

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: 12 November 2019



#### 4 Trollaby Close Gladstone Park VIC 3043

 3
  1
  -

Sold Price

<sup>RS</sup>
**\$575,000**

Sold Date

**05-Oct-19**

Distance

**0.31km**


#### 23 Parnell Crescent Gladstone Park VIC 3043

 3
  1
  1

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**24-May-19**

Distance

**0.82km**


#### 20 Barrington Crescent Gladstone Park VIC 3043

 3
  1
  2

Sold Price

<sup>RS</sup>
**\$560,000**

Sold Date

**15-Oct-19**

Distance

**0.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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