

## 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

3 TRITON COURT 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

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 22 VAUCLUSE AVENUE GLADSTONE PARK VIC 3043 | \$750,000 | 23-Nov-20 |
| 14 DUNFIELD DRIVE GLADSTONE PARK VIC 3043  | \$690,000 | 09-Dec-21 |
|                                            |           |           |

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: 26 April 2022



Gladstone Park

M 9338 7111

E gladstonepark@ypa.com.au



**22 VAUCLUSE AVENUE  
GLADSTONE PARK VIC 3043**

3 1 5

Sold Price **\$750,000** Sold Date **23-Nov-20**

Distance **0.1km**



**14 DUNFIELD DRIVE GLADSTONE  
PARK VIC 3043**

3 1 2

Sold Price **\$690,000** Sold Date **09-Dec-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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