

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

7 KOONALDA ROAD 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

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Mar 2021

to

28 Feb 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

67 ELMHURST ROAD GLADSTONE PARK VIC 3043	\$640,000	27-Nov-21
7 ARCHER COURT GLADSTONE PARK VIC 3043	\$765,500	06-Feb-22
48 FINTON GROVE GLADSTONE PARK VIC 3043	\$705,000	09-Oct-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: 23 March 2022



Gladstone Park

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**67 ELMHURST ROAD GLADSTONE
PARK VIC 3043**

3 1 1

Sold Price

\$640,000

Sold Date

27-Nov-21

Distance

0.05km



**7 ARCHER COURT GLADSTONE
PARK VIC 3043**

3 1 1

Sold Price

\$765,500

Sold Date

06-Feb-22

Distance

0.22km



**48 FINTON GROVE GLADSTONE
PARK VIC 3043**

3 1 1

Sold Price

\$705,000

Sold Date

09-Oct-21

Distance

0.23km



**11 BARRINGTON CRESCENT
GLADSTONE PARK VIC 3043**

3 1 1

Sold Price

\$736,000

Sold Date

11-Nov-21

Distance

0.58km



**5 BARRINGTON CRESCENT
GLADSTONE PARK VIC 3043**

3 1 1

Sold Price

\$713,000

Sold Date

23-Oct-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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