



Real Estate

STATEMENT OF INFORMATION

17 PAYNE STREET, GLADSTONE PARK, VIC 3043

PREPARED BY BRIDGET WEHBE, ZED REAL ESTATE, PHONE: 0407807030



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 PAYNE STREET, GLADSTONE PARK,

3 1 3

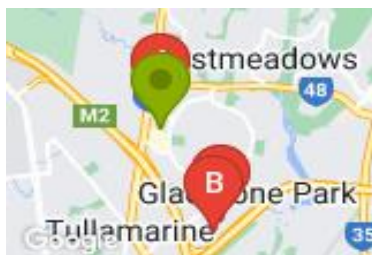
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 710,000 to 780,000

Provided by: Bridget Wehbe, Zed Real Estate

MEDIAN SALE PRICE



GLADSTONE PARK, VIC, 3043

Suburb Median Sale Price (House)

\$730,000

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



1 MOOAR CRT, GLADSTONE PARK, VIC

3 1 2

Sale Price

***\$710,000**

Sale Date: 25/02/2023

Distance from Property: 270m



4 BLYTH CRT, GLADSTONE PARK, VIC

3 1 1

Sale Price

***\$762,000**

Sale Date: 25/02/2023

Distance from Property: 1.7km



35 CASSANDRA DR, GLADSTONE PARK,

3 1 2

Sale Price

***\$755,000**

Sale Date: 18/02/2023

Distance from Property: 1.5km



This report has been compiled on 28/03/2023 by Zed Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

17 PAYNE STREET, GLADSTONE PARK, VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

710,000 to 780,000

Median sale price

Median price

\$730,000

Property type

House

Suburb

GLADSTONE PARK

Period

01 January 2022 to 31 December 2022

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable

Price

Date of sale

1 MOOAR CRT, GLADSTONE PARK, VIC 3043	*\$710,000	25/02/2023
4 BLYTH CRT, GLADSTONE PARK, VIC 3043	*\$762,000	25/02/2023
35 CASSANDRA DR, GLADSTONE PARK, VIC 3043	*\$755,000	18/02/2023

This Statement of Information was prepared

28/03/2023