

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 44 Clarke Drive, 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 \$495,500 - \$545,000**

#### Median sale price

Median **House** for **GLADSTONE PARK** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$617,250**

#### 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.

**138 Carrick Drive,**  
Gladstone Park 3043

Price **\$550,000** Sold 18  
September 2019

**11 Grantley drive,**  
Gladstone Park 3043

Price **\$550,000** Sold 17 July  
2019

**9 Pyke Drive,**  
Gladstone Park 3043

Price **\$530,000** Sold 08 July  
2019

This Statement of Information was prepared on 9th Oct 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



3 beds



1 baths

#### Stockdale & Leggo Gladstone Park

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

#### Contact agents



**Lilian Farrugia**  
Stockdale & Leggo

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**Stockdale  
& Leggo**