

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

6 Trentham Drive 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Mar 2019

to

29 Feb 2020

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 Teala Court Gladstone Park VIC 3043	\$623,000	07-Dec-19
26 Samara Grove Gladstone Park VIC 3043	\$601,000	17-Aug-19
84 Lackenheath Drive Tullamarine VIC 3043	\$626,000	31-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: 24 March 2020



4 Teala Court Gladstone Park VIC 3043

 3  2  1

Sold Price

\$623,000

Sold Date

07-Dec-19

Distance

0.15km



26 Samara Grove Gladstone Park VIC 3043

 3  2  1

Sold Price

\$601,000

Sold Date

17-Aug-19

Distance

0.26km



84 Lackenheath Drive Tullamarine VIC 3043

 3  1  3

Sold Price

\$626,000

Sold Date

31-Oct-19

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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