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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

3 Goya Court Gladstone Park VIC 3043

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$670,000

### Median Sale Price

\$649,500 Houses in Gladstone park between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**16 Tecoma Court Gladstone Park  
VIC 3043**

3 1 2

Sold Price **\$635,000** Sold Date **24-Oct-17**

Distance **0.11km**



**37 Samara Grove Gladstone Park  
VIC 3043**

3 2 2

Sold Price **\$619,500** Sold Date **28-Feb-18**

Distance **0.14km**



**18 Trentham Drive Gladstone Park  
VIC 3043**

3 1 2

Sold Price **\$651,000** Sold Date **18-Nov-17**

Distance **0.2km**

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