

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

4 Allenby Place 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

\$738,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Feb 2019

to

31 Jan 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

127 South Circular Road Gladstone Park VIC 3043	\$680,000	09-Nov-19
11 Jindara Court Gladstone Park VIC 3043	\$701,000	19-Oct-19
13 Vaucluse Avenue Gladstone Park VIC 3043	\$680,000	15-Nov-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.~~

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127 South Circular Road Gladstone Park VIC 3043

Sold Price

^{RS} **\$680,000**

Sold Date

09-Nov-19



3



1



2

Distance

0.36km



11 Jindara Court Gladstone Park VIC 3043

Sold Price

\$701,000

Sold Date

19-Oct-19



3



1



2

Distance

0.57km



13 Vaucluse Avenue Gladstone Park VIC 3043

Sold Price

^{RS} **\$680,000**

Sold Date

15-Nov-19



3



1



1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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