

## 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

51 WOODSTOCK DRIVE GLADSTONE PARK VIC 3043

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

2 NORTH CIRCULAR ROAD GLADSTONE PARK VIC 3043	\$725,000	01-Apr-22
67 ELMHURST ROAD GLADSTONE PARK VIC 3043	\$640,000	27-Nov-21
332 CARRICK DRIVE GLADSTONE PARK VIC 3043	\$685,000	15-Dec-21

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: 04 April 2022



Gladstone Park

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**2 NORTH CIRCULAR ROAD  
GLADSTONE PARK VIC 3043**

3 1 1

Sold Price

<sup>RS</sup>

**\$725,000**

Sold Date

**01-Apr-22**

Distance

**0.67km**



**67 ELMHURST ROAD GLADSTONE  
PARK VIC 3043**

3 1 1

Sold Price

**\$640,000**

Sold Date

**27-Nov-21**

Distance

**0.86km**



**332 CARRICK DRIVE GLADSTONE  
PARK VIC 3043**

3 1 1

Sold Price

**\$685,000**

Sold Date

**15-Dec-21**

Distance

**1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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