

## 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 SPRUCE COURT 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

\$835,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Jun 2021

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 1 BRADFORD CLOSE GLADSTONE PARK VIC 3043 | \$720,000 | 30-Oct-21 |
| 9 ELVIN CLOSE GLADSTONE PARK VIC 3043    | \$825,000 | 13-Nov-21 |
| 14 AUGUSTINE TERRACE GLENROY VIC 3046    | \$756,000 | 16-Oct-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: 06 June 2022



Gladstone Park

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E gladstonepark@ypa.com.au



**1 BRADFORD CLOSE GLADSTONE PARK VIC 3043**

3 2 2

Sold Price

**\$720,000**

Sold Date

**30-Oct-21**

Distance

-



**9 ELVIN CLOSE GLADSTONE PARK VIC 3043**

3 2 2

Sold Price

**\$825,000**

Sold Date

**13-Nov-21**

Distance

**0.08km**



**14 AUGUSTINE TERRACE GLENROY VIC 3046**

3 2 2

Sold Price

**\$756,000**

Sold Date

**16-Oct-21**

Distance

-



**7 HAIG PLACE ATTWOOD VIC 3049**

3 2 2

Sold Price

<sup>RS</sup> **\$801,000**

Sold Date

**19-Mar-22**

Distance

-



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

3 2 2

Sold Price

**\$770,000**

Sold Date

**11-Nov-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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