

## 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

22 PARNELL CRESCENT 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Gladstone Park

Period-from

01 May 2022

to

30 Apr 2023

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 PARNELL CRESCENT GLADSTONE PARK VIC 3043 | \$735,000 | 08-Apr-23 |
| 7 ELIZA COURT GLADSTONE PARK VIC 3043      | \$665,000 | 02-Dec-22 |
| 19 BURNLEIGH DRIVE GLADSTONE PARK VIC 3043 | \$730,000 | 10-Dec-22 |

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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**1 PARNELL CRESCENT  
GLADSTONE PARK VIC 3043**

3 2 3

Sold Price <sup>RS</sup> **\$735,000** Sold Date **08-Apr-23**

Distance **0.26km**



**7 ELIZA COURT GLADSTONE PARK  
VIC 3043**

3 1 1

Sold Price **\$665,000** Sold Date **02-Dec-22**

Distance **0.32km**



**19 BURNLEIGH DRIVE GLADSTONE  
PARK VIC 3043**

3 1 2

Sold Price **\$730,000** Sold Date **10-Dec-22**

Distance **0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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