

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

6 DALTON 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Jul 2021

to

30 Jun 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

6 NORTH CIRCULAR ROAD GLADSTONE PARK VIC 3043	\$855,000	09-Apr-22
4 RODWELL PLACE GLADSTONE PARK VIC 3043	\$675,000	29-Apr-22
61 NORTH CIRCULAR ROAD GLADSTONE PARK VIC 3043	\$740,000	10-Feb-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.~~

This Statement of Information was prepared on: 25 July 2022



Gladstone Park

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

3 1 2

Sold Price **\$855,000** Sold Date **09-Apr-22**

Distance **0.2km**



**4 RODWELL PLACE GLADSTONE
PARK VIC 3043**

3 1 2

Sold Price **\$675,000** Sold Date **29-Apr-22**

Distance **0.3km**



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

3 1 2

Sold Price **\$740,000** Sold Date **10-Feb-22**

Distance **0.37km**



**8 CONVERY COURT GLADSTONE
PARK VIC 3043**

3 1 2

Sold Price **\$758,000** Sold Date **24-Mar-22**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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