

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

174 Carrick Drive 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

\$700,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Dec 2020

to

30 Nov 2021

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

5 Barrington Crescent Gladstone Park VIC 3043	\$713,000	23-Oct-21
11 Barrington Crescent Gladstone Park VIC 3043	\$736,000	11-Nov-21
23 Burbank Avenue Gladstone Park VIC 3043	\$750,000	30-Aug-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: 01 December 2021



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



5 Barrington Crescent Gladstone Park VIC 3043

3 1 1

Sold Price

^{RS} **\$713,000**

Sold Date

23-Oct-21

Distance

0.09km



11 Barrington Crescent Gladstone Park VIC 3043

3 1 1

Sold Price

^{RS} **\$736,000**

Sold Date

11-Nov-21

Distance

0.15km



23 Burbank Avenue Gladstone Park VIC 3043

3 1 1

Sold Price

\$750,000

Sold Date

30-Aug-21

Distance

0.15km



67 Elmhurst Road Gladstone Park VIC 3043

3 1 1

Sold Price

^{RS} **\$670,000**

Sold Date

27-Nov-21

Distance

0.6km



107 Carrick Drive Gladstone Park VIC 3043

3 1 1

Sold Price

^{RS} **\$650,000**

Sold Date

15-Sep-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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