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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Windermere Crescent Gladstone Park VIC 3043

3 1 4

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$610,000

Median Sale Price

\$630,000 Houses in Gladstone park between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.



6 Padua Court Gladstone Park VIC 3043 Sold Price **\$540,000** Sold Date **30-May-19**
 3 1 2 Distance **0.07km**



4 Katrina Drive Gladstone Park VIC 3043 Sold Price **\$510,000** Sold Date **20-May-19**
 3 1 1 Distance **0.18km**



25 Elmhurst Road Gladstone Park VIC 3043 Sold Price **\$590,000** Sold Date **27-Mar-19**
 3 1 1 Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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