

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 WARRISS COURT 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Mar 2024

to

28 Feb 2025

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

9 OLDFIELD GROVE GLADSTONE PARK VIC 3043	\$775,000	06-Oct-24
9 SPRUCE COURT GLADSTONE PARK VIC 3043	\$770,000	11-Dec-24
3 REEVES CLOSE GLADSTONE PARK VIC 3043	\$766,000	22-Feb-25

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 March 2025



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**9 OLDFIELD GROVE GLADSTONE
 PARK VIC 3043**

5 3 2

Sold Price **\$775,000** Sold Date **06-Oct-24**

Distance **0.3km**



**9 SPRUCE COURT GLADSTONE
 PARK VIC 3043**

4 3 -

Sold Price **\$770,000** Sold Date **11-Dec-24**

Distance **0.3km**



**3 REEVES CLOSE GLADSTONE
 PARK VIC 3043**

4 2 2

Sold Price ^{RS} **\$766,000** Sold Date **22-Feb-25**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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