

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

9 Jindara 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

| | | |
|---|-----------|-----------|
| 4 Katrina Drive Gladstone Park VIC 3043 | \$510,000 | 11-May-19 |
| 9 Pyke Drive Gladstone Park VIC 3043 | \$530,000 | 08-Jul-19 |
| 24 Rylandes Drive Gladstone Park VIC 3043 | \$530,000 | 25-May-19 |

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: 21 October 2019



4 Katrina Drive Gladstone Park VIC 3043

Sold Price

\$510,000

Sold Date

11-May-19

 3

 1

 1

Distance

0.19km



9 Pyke Drive Gladstone Park VIC 3043

Sold Price

\$530,000

Sold Date

08-Jul-19

 3

 1

 1

Distance

0.86km



24 Rylandes Drive Gladstone Park VIC 3043

Sold Price

Sold Date

25-May-19

 3

 1

 -

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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