

## 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

5 Cassandra Drive Gladstone Park VIC 3043

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Feb 2020

to

31 Jan 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

3 Padua Court Gladstone Park VIC 3043	\$660,000	13-Feb-21
118 South Circular Road Gladstone Park VIC 3043	\$627,000	12-Dec-20
77 South Circular Road Gladstone Park VIC 3043	\$646,000	30-Sep-20

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: 19 February 2021



### 3 Padua Court Gladstone Park VIC 3043

 3
  1
  1

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**13-Feb-21**

Distance

**0.42km**


### 118 South Circular Road Gladstone Park VIC 3043

 3
  1
  1

Sold Price

<sup>RS</sup> **\$627,000**

Sold Date

**12-Dec-20**

Distance

**0.69km**


### 77 South Circular Road Gladstone Park VIC 3043

 3
  1
  6

Sold Price

**\$646,000**

Sold Date

**30-Sep-20**

Distance

**0.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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