

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 Wolverton 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Nov 2020

to

31 Oct 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
6 Hoctor Close Gladstone Park VIC 3043	\$710,000	14-Sep-21
18 Woodstock Drive Gladstone Park VIC 3043	\$685,000	07-May-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: 05 November 2021



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5 Barrington Crescent Gladstone Park VIC 3043

3 1 1

Sold Price

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

Sold Date

23-Oct-21

Distance

0.44km



6 Hctor Close Gladstone Park VIC 3043

3 1 1

Sold Price

^{RS} **\$710,000**

Sold Date

14-Sep-21

Distance

0.49km



18 Woodstock Drive Gladstone Park VIC 3043

3 1 1

Sold Price

\$685,000

Sold Date

07-May-21

Distance

0.51km



5 Payne Street Gladstone Park VIC 3043

3 1 1

Sold Price

\$732,000

Sold Date

15-May-21

Distance

0.58km



23 Burbank Avenue Gladstone Park VIC 3043

3 1 1

Sold Price

\$750,000

Sold Date

30-Aug-21

Distance

0.67km



107 Carrick Drive Gladstone Park VIC 3043

3 1 1

Sold Price

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

Sold Date

15-Sep-21

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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