

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

42 Finton Grove 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Mar 2019

to

29 Feb 2020

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

17 Burbank Avenue Gladstone Park VIC 3043	\$600,000	22-Feb-20
102 Clarke Drive Gladstone Park VIC 3043	\$598,000	07-Oct-19
39 Clarke Drive Gladstone Park VIC 3043	\$585,000	21-Oct-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: 16 March 2020



17 Burbank Avenue Gladstone Park VIC 3043

Sold Price

\$600,000

Sold Date

22-Feb-20

3

1

4

Distance

0.75km



102 Clarke Drive Gladstone Park VIC 3043

Sold Price

\$598,000

Sold Date

07-Oct-19

3

1

1

Distance

1.71km



39 Clarke Drive Gladstone Park VIC 3043

Sold Price

\$585,000

Sold Date

21-Oct-19

3

1

1

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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