

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 CLARKE 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

\$770,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

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

5 VAN COURT GLADSTONE PARK VIC 3043	\$780,000	08-Oct-24
9 SPRUCE COURT GLADSTONE PARK VIC 3043	\$770,000	11-Dec-24
22 LINACRE CRESCENT GLADSTONE PARK VIC 3043	\$805,000	04-Mar-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: 20 March 2025



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**5 VAN COURT GLADSTONE PARK
VIC 3043**

4 2 2

Sold Price **\$780,000** Sold Date **08-Oct-24**

Distance **0.23km**



**9 SPRUCE COURT GLADSTONE
PARK VIC 3043**

4 3 -

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

Distance **0.58km**



**22 LINACRE CRESCENT
GLADSTONE PARK VIC 3043**

5 2 1

Sold Price ^{RS} **\$805,000** Sold Date **04-Mar-25**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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