

## 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

12/16 SOUTH CIRCULAR ROAD 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

\$349,999

or range  
between

&

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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

5/6 SYCAMORE AVENUE TULLAMARINE VIC 3043	\$431,000	02-Sep-23
5/7 CUTHBERT STREET BROADMEADOWS VIC 3047	\$390,000	16-Nov-23
2/28 GRANDVIEW STREET GLENROY VIC 3046	\$326,000	02-Dec-23

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 February 2024



Luke Albioli  
P 03 9338 7111  
M 0403 700 003  
E luke@ypa.com.au



**5/6 SYCAMORE AVENUE  
TULLAMARINE VIC 3043**

1 1 1

Sold Price **\$431,000** Sold Date **02-Sep-23**

Distance **1.72km**



**5/7 CUTHBERT STREET  
BROADMEADOWS VIC 3047**

1 1 1

Sold Price **\$390,000** Sold Date **16-Nov-23**

Distance **4.35km**



**2/28 GRANDVIEW STREET  
GLENROY VIC 3046**

1 1 1

Sold Price <sup>RS</sup> **\$326,000** Sold Date **02-Dec-23**

Distance **3.33km**

RS = Recent sale      UN = Undisclosed Sale

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