

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

3 DUNDEE CLOSE 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Gladstone Park

Period-from

01 May 2023

to

30 Apr 2024

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 BRAEMAR CLOSE GLADSTONE PARK VIC 3043	\$652,000	06-Apr-24
1 WILTSHIRE ROAD GLADSTONE PARK VIC 3043	\$640,000	19-Mar-24
6 BEDE COURT GLADSTONE PARK VIC 3043	\$656,000	17-Feb-24

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: 03 May 2024



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**5 BRAEMAR CLOSE GLADSTONE
PARK VIC 3043**

3 1 2

Sold Price

^{RS}

\$652,000

Sold Date **06-Apr-24**

Distance **0.33km**



**1 WILTSHIRE ROAD GLADSTONE
PARK VIC 3043**

3 1 2

Sold Price

\$640,000

Sold Date **19-Mar-24**

Distance **0.79km**



**6 BEDE COURT GLADSTONE PARK
VIC 3043**

3 1 2

Sold Price

\$656,000

Sold Date **17-Feb-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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