

## 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

36 WOLVERTON DRIVE 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

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Apr 2023

to

31 Mar 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

6 BEDE COURT GLADSTONE PARK VIC 3043	\$656,000	16-Feb-24
50 SOUTH CIRCULAR ROAD GLADSTONE PARK VIC 3043	\$675,000	23-Feb-24
5 BRAEMAR CLOSE GLADSTONE PARK VIC 3043	\$652,000	06-Apr-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: 10 April 2024



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**6 BEDE COURT GLADSTONE PARK VIC 3043**

3 1 2

Sold Price

<sup>RS</sup> **\$656,000**

Sold Date **16-Feb-24**

Distance **0.3km**



**50 SOUTH CIRCULAR ROAD GLADSTONE PARK VIC 3043**

3 1 1

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date **23-Feb-24**

Distance **0.61km**



**5 BRAEMAR CLOSE GLADSTONE PARK VIC 3043**

3 1 2

Sold Price

<sup>RS</sup> **\$652,000**

Sold Date **06-Apr-24**

Distance **0.66km**

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

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