

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 HARCOURT CRESCENT 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

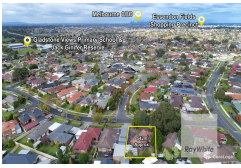
Date of sale

5 WILTSHIRE ROAD GLADSTONE PARK VIC 3043	\$600,000	02-Jun-23
19 VAUCLUSE AVENUE GLADSTONE PARK VIC 3043	\$589,000	21-Apr-23
19 WILTSHIRE ROAD GLADSTONE PARK VIC 3043	\$575,000	29-Apr-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: 15 August 2023



5 WILTSHIRE ROAD GLADSTONE PARK VIC 3043

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Sold Price **\$600,000** Sold Date **02-Jun-23**

Distance **0.72km**



19 VAUCLUSE AVENUE GLADSTONE PARK VIC 3043

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Sold Price **\$589,000** Sold Date **21-Apr-23**

Distance **0.43km**



19 WILTSHIRE ROAD GLADSTONE PARK VIC 3043

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Sold Price **\$575,000** Sold Date **29-Apr-23**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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