

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

9 ELLESMERE 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Gladstone Park

Period-from

01 Jan 2023

to

31 Dec 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

9 GRANTLEY DRIVE GLADSTONE PARK VIC 3043	\$693,000	22-Dec-23
7 FLEETWOOD COURT GLADSTONE PARK VIC 3043	\$670,000	16-Sep-23
4 CRANBROOK COURT GLADSTONE PARK VIC 3043	\$700,000	16-Jan-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: 24 January 2024



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**9 GRANTLEY DRIVE GLADSTONE
PARK VIC 3043**

4 2 1

Sold Price ^{RS} **\$693,000** ^{UN} Sold Date **22-Dec-23**

Distance **0.47km**



**7 FLEETWOOD COURT
GLADSTONE PARK VIC 3043**

3 1 1

Sold Price **\$670,000** Sold Date **16-Sep-23**

Distance **0.95km**



**4 CRANBROOK COURT
GLADSTONE PARK VIC 3043**

4 1 2

Sold Price ^{RS} **\$700,000** Sold Date **16-Jan-24**

Distance **1.04km**



**48 FINTON GROVE GLADSTONE
PARK VIC 3043**

3 1 1

Sold Price **\$680,000** Sold Date **30-Aug-23**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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