

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

35 OSBORNE AVENUE 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Aug 2023

to

31 Jul 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

49 NORTH CIRCULAR ROAD GLADSTONE PARK VIC 3043

\$741,500

19-Apr-24

13 MAYFAIR CLOSE GLADSTONE PARK VIC 3043

\$742,000

23-Mar-24

35 ELMHURST ROAD GLADSTONE PARK VIC 3043

\$737,500

20-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.~~

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**49 NORTH CIRCULAR ROAD
GLADSTONE PARK VIC 3043**

4 1 4

Sold Price

\$741,500

Sold Date

19-Apr-24

Distance

0.3km



**13 MAYFAIR CLOSE GLADSTONE
PARK VIC 3043**

3 2 2

Sold Price

\$742,000

Sold Date

23-Mar-24

Distance

0.65km



**35 ELMHURST ROAD GLADSTONE
PARK VIC 3043**

3 1 4

Sold Price

\$737,500

Sold Date

20-Apr-24

Distance

1.36km



**52 KATRINA DRIVE GLADSTONE
PARK VIC 3043**

4 1 -

Sold Price

\$720,000

Sold Date

06-Mar-24

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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