## 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

2 North Circular Road 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 \$6	40,000 &	\$690,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$720,000	Prope	erty type	type House		Suburb	Gladstone Park
Period-from	01 Feb 2021	to	31 Jan 2	2022	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
332 Carrick Drive Gladstone Park VIC 3043	\$685,000	15-Dec-21
8 Burgess Close Gladstone Park VIC 3043	\$720,000	17-Feb-22
11 Barrington Crescent Gladstone Park VIC 3043	\$736,000	11-Nov-21

#### 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: 25 February 2022





Gladstone Park

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E gladstonepark@ypa.com.au



332 Carrick Drive Gladstone Park VIC 3043

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Sold Price

\$685,000 Sold Date 15-Dec-21

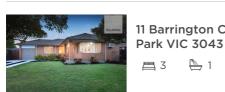
0.57km Distance



8 Burgess Close Gladstone Park VIC Sold Price 3043

<sup>RS</sup> **\$720,000** Sold Date **17-Feb-22** 

Distance 0.67km



11 Barrington Crescent Gladstone

\$1

 $\Leftrightarrow$  1

Sold Price

\$736,000 Sold Date 11-Nov-21

0.94km Distance



67 Elmhurst Road Gladstone Park VIC 3043

Sold Price

**\$640,000** Sold Date **27-Nov-21** 

Distance 1.21km



23 Burbank Avenue Gladstone Park Sold Price

\$750,000 Sold Date 30-Aug-21

1.25km



VIC 3043

**=** 3

Distance



107 Carrick Drive Gladstone Park VIC 3043

Sold Price

**\$650,000** Sold Date **15-Sep-21** 

二 3

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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