

## 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

29 SNAEFELL CRESCENT 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Oct 2021

to

30 Sep 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

| Address of comparable property             | Price     | Date of sale |
|--|-----------|--------------|
| 98 CLARKE DRIVE GLADSTONE PARK VIC 3043    | \$650,000 | 07-Oct-22    |
| 44 BURNLEIGH DRIVE GLADSTONE PARK VIC 3043 | \$740,000 | 27-May-22    |
|  |           |              |

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: 20 October 2022



Gladstone Park

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**98 CLARKE DRIVE GLADSTONE  
PARK VIC 3043**

4 1 1

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**07-Oct-22**

Distance

**1.06km**



**44 BURNLEIGH DRIVE GLADSTONE  
PARK VIC 3043**

4 1 1

Sold Price

**\$740,000**

Sold Date

**27-May-22**

Distance

**1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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