

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

107 Carrick Drive 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Aug 2020

to

31 Jul 2021

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

56 Elmhurst Road Gladstone Park VIC 3043	\$640,000	14-Apr-21
12 Samara Grove Gladstone Park VIC 3043	\$680,000	27-Apr-21
1 Jessop Court Gladstone Park VIC 3043	\$713,000	13-Mar-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: 17 August 2021



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56 Elmhurst Road Gladstone Park VIC 3043

3 1 1

Sold Price **\$640,000** Sold Date **14-Apr-21**

Distance **0.1km**



12 Samara Grove Gladstone Park VIC 3043

3 1 1

Sold Price **\$680,000** Sold Date **27-Apr-21**

Distance **0.28km**



1 Jessop Court Gladstone Park VIC 3043

3 1 1

Sold Price **\$713,000** Sold Date **13-Mar-21**

Distance **0.3km**



30 Cassandra Drive Gladstone Park VIC 3043

3 1 1

Sold Price **\$677,000** Sold Date **08-Apr-21**

Distance **0.3km**



14 Katrina Drive Gladstone Park VIC 3043

3 1 1

Sold Price **\$720,000** Sold Date **22-May-21**

Distance **0.35km**



18 Woodstock Drive Gladstone Park VIC 3043

3 1 1

Sold Price **\$685,000** Sold Date **07-May-21**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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