

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

5 Payne Street 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Mar 2020

to

28 Feb 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

9 Payne Street Gladstone Park VIC 3043	\$680,000	19-Nov-20
12 North Circular Road Gladstone Park VIC 3043	\$720,000	17-Dec-20
57 Woodstock Drive Gladstone Park VIC 3043	\$665,000	09-Nov-20

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: 22 March 2021



Luke Albioli
 P 03 9338 7111
 M 0403 700 003
 E luke@ypa.com.au



9 Payne Street Gladstone Park VIC 3043

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Sold Price **\$680,000** Sold Date **19-Nov-20**

Distance **0.03km**



12 North Circular Road Gladstone Park VIC 3043

4 2 2

Sold Price **\$720,000** Sold Date **17-Dec-20**

Distance **0.29km**



57 Woodstock Drive Gladstone Park VIC 3043

4 2 4

Sold Price **\$665,000** Sold Date **09-Nov-20**

Distance **0.43km**



23 Snaefell Crescent Gladstone Park VIC 3043

3 1 1

Sold Price **\$550,000** Sold Date **19-Nov-20**

Distance **0.53km**



77 South Circular Road Gladstone Park VIC 3043

3 1 6

Sold Price **\$646,000** Sold Date **30-Sep-20**

Distance **0.62km**



10 Waverley Court Gladstone Park VIC 3043

4 2 1

Sold Price **\$638,000** Sold Date **16-Oct-20**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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