

## 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

21 NORTH CIRCULAR ROAD 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

\$735,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Dec 2022

to

30 Nov 2023

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

27 OSBORNE AVENUE GLADSTONE PARK VIC 3043	\$717,000	16-Dec-23
8 BRAEMAR CLOSE GLADSTONE PARK VIC 3043	\$710,000	19-Aug-23

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: 18 December 2023



Gladstone Park

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**27 OSBORNE AVENUE  
GLADSTONE PARK VIC 3043**

3 1 2

Sold Price

<sup>RS</sup>

**\$717,000**

Sold Date

**16-Dec-23**

Distance

**0.15km**



**8 BRAEMAR CLOSE GLADSTONE  
PARK VIC 3043**

3 1 3

Sold Price

**\$710,000**

Sold Date

**19-Aug-23**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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