

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 3 Padua Court, Gladstone Park

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 \$600,000 & \$630,000

Median sale price

Median price \$650,000 Property type Unit Suburb Gladstone Park

Period - From 27/03/2019 to 27/03/2020 Source Realestate.com.au

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 six 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
1. 81 South Circular Road, Gladstone Park	\$650,000	21/03/20
2. 6 Briar Close, Gladstone Park	\$615,000	14/03/20
3. 11 Highcliffe Close, Gladstone Park	\$635,000	04/02/20

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 six months.~~

This Statement of Information was prepared on: 17/04/2020