

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 Latimer Place, Gladstone Park Vic 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$653,500 Property Type House Suburb Gladstone Park

Period - From 01/04/2020 to 31/03/2021 Source REIV

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	3 Jindara Ct GLADSTONE PARK 3043	\$646,000	08/05/2021
2	29 Christopher Cr TULLAMARINE 3043	\$660,000	01/05/2021
3	56 Elmhurst Rd GLADSTONE PARK 3043	\$640,000	14/04/2021

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:

30/06/2021 13:07

3 Latimer Place, Gladstone Park Vic 3043

Jo Vaughan
03 8418 6455
0413 584 245
jo@sellinghomesmelbourne.com.au



Property Type: House

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending March 2021: \$653,500

Comparable Properties



3 Jindara Ct GLADSTONE PARK 3043 (REI)

Agent Comments



Price: \$646,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 530 sqm approx



29 Christopher Cr TULLAMARINE 3043 (VG)

Agent Comments



Price: \$660,000

Method: Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 748 sqm approx



56 Elmhurst Rd GLADSTONE PARK 3043 (REI/VG)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 14/04/2021

Property Type: House (Res)

Land Size: 541 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.