

6072m<sup>2</sup>

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Nicole Court, GISBORNE 3437

House

4 beds

3 baths

2 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,250,000 - \$1,300,000**

## Median sale price

Median **House** for **GISBORNE** for period **Oct 2017 - Sep 2018**

Sourced from **REIV - PDOL**.

**\$762,500**

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**4 JONAT HON ROAD,**  
GISBORNE 3437

Price **\$1,285,000** Sold 06  
June 2018

**231 SHEEDY ROAD,**  
GISBORNE 3437

Price **\$1,217,500** Sold 15  
September 2018

**2 REEVE CRT,**  
GISBORNE 3437

Price **\$1,200,000** Sold 19  
August 2017

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV - PDOL.

### Raine & Horne Gisborne

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### Contact agents



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**Raine&Horne.**