

STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

32 Parkview Street, Gisborne Vic 3437

Indicative Selling Price: \$1,060,000 - \$1,080,000
for the meaning of this price see consumer.vic.gov.au/underquoting

Median Sale Price: \$800,000

Property Type: House

Suburb: Gisborne

Source: RP Data

Period from : 12/9/18 to 12/9/19



Address of Comparable Property Sales:	Price	Date of Sale
5 Harvard Court, Gisborne Vic 3437	\$1,160,000	December '18
30 Brady Road, Gisborne Vic 3437	\$1,025,000	September '18
46 Vancleve Crescent, Gisborne Vic 3437	\$1,100,000	May '18

These are the three properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be the most comparable to the property for sale. **This Statement of Information was prepared on: 12/09/2019**

Jason Kennedy | 0417 383 235 | jason@kennedyandhunt.com.au

Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.

Potential purchasers to complete appropriate due diligence and verify all information.

Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.