



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**Lot 1,2,5 -169 Willowbank  
Road,  
GISBORNE 3437**

### Indicative selling price

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

**Range \$435,000 - \$465,000**

### Median sale price

Median **House** for **NEW GISBORNE** for period **Sep 2017 - Aug 2018**

Sourced from **CORELOGIC..**

**\$337,500**

### 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.

**LOT 54 BARTOLO COURT ,  
GISBORNE 3437**

**Price \$410,000** Sold 28  
August 2018

**LOT 6 (14) SUNDEW COURT ,  
GISBORNE 3437**

**Price \$495,000** Sold 23  
August 2018

**1 GREVILLA COURT ,  
GISBORNE 3437**

**Price \$395,000** Sold 22  
August 2018

This Statement of Information was prepared on 20th Sep 2019

### 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 CORELOGIC..

### Raine & Horne Gisborne

42 Brantome St,  
Gisborne VIC 3437

### Contact agents



**Ken Grech**  
Raine and Horne

035428 4007  
0418 509 710  
[ken.grech@gisborne.rh.com.au](mailto:ken.grech@gisborne.rh.com.au)

**Raine&Horne.**