



Melinda Xiberras
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STATEMENT OF INFORMATION

Prepared on 20 Aug 2018

HOUSE Offered for Sale

15 Grant Avenue Gisborne VIC 3437

4 1 2

Indicative Selling Price

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

Range between \$450,000 & \$495,000

Median Sale Price

\$700,000 Houses in Gisborne between Aug 2017 - Jul 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



47 Grant Avenue Gisborne VIC 3437

3 2 2

Sold Price **\$447,000** Sold Date **04-Apr-18**

Distance **0.31km**



12 Oakley Court Gisborne VIC 3437

3 2 1

Sold Price **\$515,000** Sold Date **29-Sep-17**

Distance **0.34km**



8 Oakley Court Gisborne VIC 3437

3 1 1

Sold Price **\$490,000** Sold Date **07-Jul-18**

Distance **0.34km**

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14 Melbourne Road Gisborne VIC 3437

3 2 2

Sold Price **\$490,000** Sold Date **27-Oct-17**

Distance **0.52km**

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