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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

45 Urquhart Street Gordon VIC 3345

2 1 4

### Indicative Selling Price

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

Single Price \$415,000

### Median Sale Price

\$540,000 Houses in Gordon between 01 Jan 2018 - 31 Dec 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.


**71 Main Street Gordon VIC 3345**

Sold Price

**\$405,000**

Sold Date

**30-May-18**

4 2 1

Distance

**0.2km**

**33 Main Street Gordon VIC 3345**

Sold Price

**\$399,000**

Sold Date

**14-Mar-18**

3 1 3

Distance

**0.31km**

**8 Urquhart Street Gordon VIC 3345**

Sold Price

**\$400,000**

Sold Date

**30-Aug-18**

3 1 3

Distance

**0.53km**

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