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Indicative Selling Price \$1,200,000 - \$1,320,000 **Median House Price** March quarter 2017: \$750,000



Rooms:

Property Type: House Land Size: 1962 sqm approx

Agent Comments

Comparable Properties



50 Willowbank Rd GISBORNE 3437 (REI)





Price: \$1,350,000 Method: Private Sale Date: 22/03/2017 Rooms: 5

Property Type: House Land Size: 4850 sqm approx **Agent Comments**



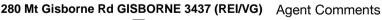
27 Calthorpe St GISBORNE 3437 (REI)



Price: \$1,311,000 Method: Auction Sale Date: 03/12/2016

Rooms: 5

Property Type: House (Res) Land Size: 4045 sqm approx Agent Comments





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Price: \$1,300,000 Method: Private Sale Date: 24/08/2016 Rooms: 6

Property Type: House Land Size: 40470 sqm approx

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	69 Aitken Street, Gisborne Vic 3437
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000

Median sale price

Median price	\$750,000	Н	ouse	Х	Suburb or lo	cality	Gisborne
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	/

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
50 Willowbank Rd GISBORNE 3437	\$1,350,000	22/03/2017
27 Calthorpe St GISBORNE 3437	\$1,311,000	03/12/2016
280 Mt Gisborne Rd GISBORNE 3437	\$1,300,000	24/08/2016

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