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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

March quarter 2017: \$750,000



3 2 0

Rooms:

Property Type: House

Land Size: 1962 sqm approx

Agent Comments

Comparable Properties



50 Willowbank Rd GISBORNE 3437 (REI)

Agent Comments

4 2 3

Price: \$1,350,000

Method: Private Sale

Date: 22/03/2017

Rooms: 5

Property Type: House

Land Size: 4850 sqm approx



27 Calthorpe St GISBORNE 3437 (REI)

Agent Comments

4 2 2

Price: \$1,311,000

Method: Auction Sale

Date: 03/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 4045 sqm approx



280 Mt Gisborne Rd GISBORNE 3437 (REI/VG)

Agent Comments

5 2 4

Price: \$1,300,000

Method: Private Sale

Date: 24/08/2016

Rooms: 6

Property Type: House

Land Size: 40470 sqm approx

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
Including suburb or
locality and postcode

69 Aitken Street, Gisborne Vic 3437

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

House

X

Suburb or locality

Gisborne

Period - From 01/01/2017

to

31/03/2017

Source

REIV

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