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**Rooms:** 5**Property Type:** House (Previously Occupied - Detached)**Land Size:** 2289 sqm approx

Agent Comments

Set on spacious block of approx. 2200sqm (half an acre), this beautifully presented property has an elevated aspect with lovely views. The brick veneer home has been largely updated, creating a character filled country home that you will fall in love with. The three generously proportioned bedroom all have built in robes, and are in close proximity to the family bathroom. The renovated kitchen boasts a spacious open plan design, along with stainless steel appliances and ample cupboard space. A dining area sits adjacent to both the kitchen and the lounge that enjoys cathedral ceilings

## Comparable Properties

**15 Urquhart St GORDON 3345 (REI/VG)**

Agent Comments

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 6

**Price:** \$412,500**Method:** Private Sale**Date:** 03/04/2017**Rooms:** 4**Property Type:** House**Land Size:** 3919 sqm approx**9 Urquhart St GORDON 3345 (VG)**

Agent Comments

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**Price:** \$367,500**Method:** Sale**Date:** 29/08/2016**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 6500 sqm approx**6 Stanley St GORDON 3345 (VG)**

Agent Comments

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**Price:** \$360,000**Method:** Sale**Date:** 12/01/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 2284 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

4 Stanley Street, Gordon Vic 3345

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

Range between \$385,000

&amp;

\$405,000

**Median sale price**

Median price

House

X

Suburb or locality

Gordon

Period - From

to

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
15 Urquhart St GORDON 3345	\$412,500	03/04/2017
9 Urquhart St GORDON 3345	\$367,500	29/08/2016
6 Stanley St GORDON 3345	\$360,000	12/01/2017