hockingstuart



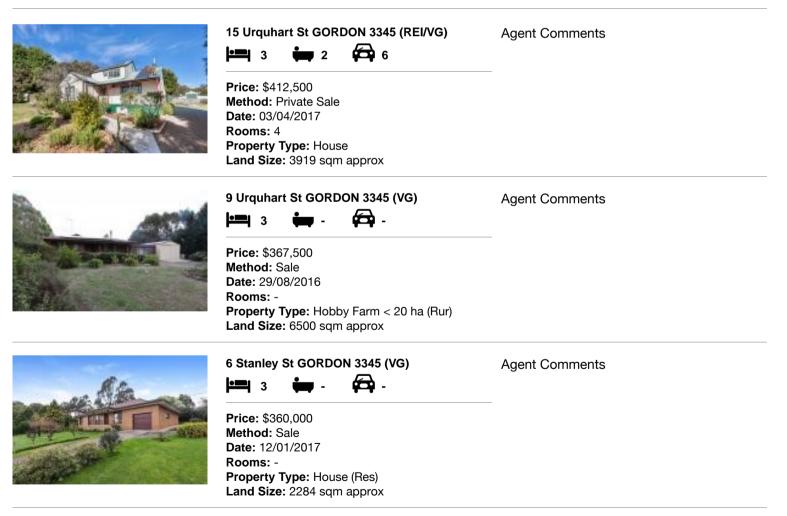


Rooms: 5 Property Type: House (Previously Occupied - Detached) Land Size: 2289 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

> Indicative Selling Price \$385,000 - \$405,000

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



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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 Including suburb or locality andpostcode

4 Stanley Street, Gordon Vic 3345

Indicative selling price

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

Range between	\$385,000	&	\$405,000
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Median sale price

Median price	Но	ouse	Х	Suburb or loc	cality	Gordon
Period - From	to			Source	REI	1

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

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