

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

45 Parkview Street GISBORNE

### Indicative selling price

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

Price Range \$ 630,000 & \$ 665,000

### Suburb house median sale price

Median price \$ 745,000 House Suburb Gisborne

Period - From 7/12/2018 to 7/6/2019 Source Pricefinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Macedon Ranges estate agent and Rhys Nuttall consider to be most comparable to the property for sale.

| Address of comparable property         | Price      | Date of sale |
|--|------------|--------------|
| <b>1</b> 115 Willowbank Road, Gisborne | \$ 670,000 | 31/8/2018    |
| <b>2</b> 51 Fisher Street, Gisborne    | \$ 665,000 | 2/2/2019     |
| <b>3</b> 71 The Boulevard, Gisborne    | \$ 675,000 | 12/1/2019    |

Date prepared on 20/8/2019