

RT Edgar

STATEMENT OF INFORMATION

5 September 2018

Property offered for sale

12 Fowler Court GISBORNE

Indicative selling price

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

Price Range \$1,100,000 - \$1,200,000

Median sale price

| | | | | | |
|---------------|------------|-------|----------|--------------------|-------------|
| Median price | \$ 710,000 | House | X | Suburb or locality | GISBORNE |
| Period - From | 5/3/2017 | to | 5/9/2018 | 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 Gisborne estate agent and Helen Sankey consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|--------------|--------------|
| 1 4 Fairway Drive, Gisborne | \$ 1,270,000 | 8/11/2018 |
| 2 46 Vanclve Crescent, Gisborne | \$ 1,100,000 | 15/5/2018 |
| 3 47 Willowbank Road, Gisborne | \$ 1,270,000 | 24/3/2018 |