



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**32 Black Avenue,  
GISBORNE 3437**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$550,000 - \$600,000**

### Median sale price

Median **House** for **GISBORNE** for period **Nov 2017 - Nov 2018**

Sourced from **Pricefinder..**

**\$765,000**

### 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 the most comparable to the property for sale.

**54 HILLTOP WAY,**  
GISBORNE 3437

Price **\$550,000** Sold 17  
March 2018

**5 ACACIA COURT,**  
GISBORNE 3437

Price **\$551,000** Sold 05 May  
2018

**53 THE BOULEVARD,**  
GISBORNE 3437

Price **\$560,000** Sold 14 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder..

### Raine & Horne Gisborne

42 Brantome St,  
Gisborne VIC 3437

### Contact agents



**Cherie Graf**  
Raine and Horne

035428 4007  
0407 823 686

[cherie.graf@gisborne.rh.com.au](mailto:cherie.graf@gisborne.rh.com.au)

**Raine & Horne.**