



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**66 Brady Road,  
GISBORNE 3437**

House

 4 beds

 2 baths

 4 parking

### Indicative selling price

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

**Range \$1,050,000 - \$1,150,000**

### Median sale price

Median **House** for **GISBORNE** for period **Jan 2018 - Jan 2019**

Sourced from **PRICEFINDER**.

**\$765,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**1 NICOLE COURT,**  
GISBORNE 3437

Price **\$1,210,000** Sold 28  
November 2018

**4 JONATHAN ROAD,**  
GISBORNE 3437

Price **\$1,285,000** Sold 06  
July 2018

**43 MELBOURNE ROAD,**  
GISBORNE 3437

Price **\$1,100,000** Sold 25  
May 2018

This Statement of Information was prepared on 17th Sep 2019

### 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



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**Raine&Horne.**