



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**Lots 1,2 & 4 / 11 Ormerod  
Court,  
GISBORNE 3437**

### Indicative selling price

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

**Range \$429,000 - \$449,000**

### Median sale price

Median **Vacant Land** for **GISBORNE** for period **Mar 2018 - Mar 2019**

Sourced from **Pricefinder.**

**\$420,000**

### 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.

**14 Sundew Court,**  
Gisborne 3437

Price **\$495,000** Sold 01  
August 2018

**Lot 59 50 Morand Street,**  
Gisborne 3437

Price **\$450,000** Sold 01  
October 2018

**39 Coop Drive,**  
Gisborne 3437

Price **\$465,000** Sold 01  
September 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..

Vacant Land

### Raine & Horne Gisborne

42 Brantome St,  
Gisborne VIC 3437

### Contact agents



**Ken Grech**  
Raine and Horne

0 35428 40 07  
0 418 509 710

[ken.grech@gisborne.rh.com.au](mailto:ken.grech@gisborne.rh.com.au)

**Raine&Horne.**