



**Charles L. King** & Co.  
(Cohuna)

LICENSED REAL ESTATE &  
STOCK & STATION AGENTS  
EST. 1911

## STATEMENT OF INFORMATION

48 PAVONE ROAD, GUNBOWER, VIC 3566

PREPARED BY CHARLES L KING & CO, 7 MARKET STREET COHUNA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**48 PAVONE ROAD, GUNBOWER, VIC 3566**  4  2  2

### Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

## MEDIAN SALE PRICE



### GUNBOWER, VIC, 3566

Suburb Median Sale Price (House)

**\$210,000**

01 October 2016 to 30 September 2017

Provided by:  pricfinder

## COMPARABLE PROPERTIES

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 most comparable to the property for sale.



**34 MAIN ST, GUNBOWER, VIC 3566**  5  1  9

Sale Price

**\$285,000**

Sale Date: 31/03/2017

Distance from Property: 673m



**333 GUNBOWER ISLAND RD, GUNBOWER, VIC**  3  1  5

Sale Price

**Price Withheld**

Sale Date: 27/10/2017

Distance from Property: 2.8km



**196 HIPWELL RD, GUNBOWER, VIC 3566**  3  1  -

Sale Price

**\$210,000**

Sale Date: 13/07/2017

Distance from Property: 1.9km



This report has been compiled on 20/12/2017 by Charles L King & Co. Property Data Solutions Pty Ltd 2017 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

48 PAVONE ROAD, GUNBOWER, VIC 3566

### Indicative selling price

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

Price Range: \$500,000 to \$550,000

### Median sale price

Median price \$210,000

House

Unit

Suburb

GUNBOWER

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
34 MAIN ST, GUNBOWER, VIC 3566	\$285,000	31/03/2017
333 GUNBOWER ISLAND RD, GUNBOWER, VIC 3566	Price Withheld	27/10/2017
196 HIPWELL RD, GUNBOWER, VIC 3566	\$210,000	13/07/2017