

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	47 Willowbank Rd GISBORNE 3437	\$1,275,000	27/03/2018
2	4 Fairway Dr GISBORNE 3437	\$1,270,000	08/11/2017
3	4 Abbey Ct GISBORNE 3437	\$1,250,000	05/12/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:
Property Type: House (Res)
Land Size: 2009 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000,000
Median House Price
 Year ending December 2018: \$792,500

Comparable Properties



47 Willowbank Rd GISBORNE 3437 (REI/VG) [Agent Comments](#)



Price: \$1,275,000
Method: Private Sale
Date: 27/03/2018
Rooms: -
Property Type: House
Land Size: 2647 sqm approx



4 Fairway Dr GISBORNE 3437 (REI/VG) [Agent Comments](#)



Price: \$1,270,000
Method: Private Sale
Date: 08/11/2017
Rooms: 4
Property Type: House
Land Size: 2363 sqm approx



4 Abbey Ct GISBORNE 3437 (REI) [Agent Comments](#)



Price: \$1,250,000
Method: Private Sale
Date: 05/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 2057 sqm approx