

## 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

26 Daly Street, Gisborne Vic 3437

#### Indicative selling price

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

Single price \$1,500,000

#### Median sale price

Median price \$815,000 House  Unit  Suburb or locality Gisborne

Period - From 01/04/2018 to 31/03/2019 Source REIV

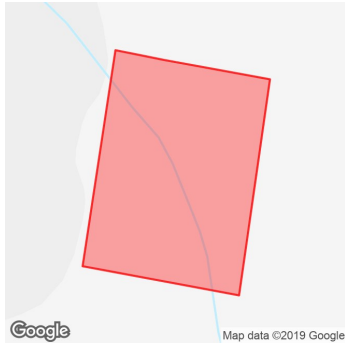
#### Comparable property sales (\*Delete A or B below as applicable)

**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		
2		
3		

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:** Mixed  
Farming/Grazing (without structural  
improvements)

**Land Size:** 10000 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000

**Median House Price**

Year ending March 2019: \$815,000

## Comparable Properties

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.