

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

10 Horizon Court, Gisborne Vic 3437

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$895,000

House

X

Unit

Suburb or locality

Gisborne

Period - From

01/01/2019

to

31/03/2019

Source

REIV

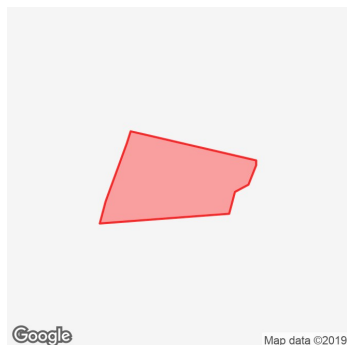
Comparable property sales (*Delete A or B below as applicable)

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	5 Sunrise Ct GISBORNE 3437	\$950,000	26/03/2019
2	9a Ormerod Ct GISBORNE 3437	\$855,000	14/07/2018
3	22 Cherry La GISBORNE 3437	\$800,000	11/07/2018

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: Land
Agent Comments

Indicative Selling Price
\$790,000 - \$830,000
Median House Price
March quarter 2019: \$895,000

Comparable Properties



5 Sunrise Ct GISBORNE 3437 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 26/03/2019
Rooms: -
Property Type: House
Land Size: 2000 sqm approx

9a Ormerod Ct GISBORNE 3437 (VG)

Agent Comments



Price: \$855,000
Method: Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 2200 sqm approx

22 Cherry La GISBORNE 3437 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 11/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 3312 sqm approx