

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

Range between &

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	20 The Boomerang GISBORNE 3437	\$818,000	09/11/2018
2	20 Coleman Ct NEW GISBORNE 3438	\$780,000	15/05/2019
3	6 Octagonal Ct NEW GISBORNE 3438	\$760,000	27/07/2018

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: House (Res)
Land Size: 758 sqm approx
 Agent Comments

Indicative Selling Price
 \$760,000 - \$790,000
Median House Price
 Year ending March 2019: \$752,500

Comparable Properties



20 The Boomerang GISBORNE 3437 (REI/VG) Agent Comments



Price: \$818,000
Method: Private Sale
Date: 09/11/2018
Rooms: 7
Property Type: House
Land Size: 766 sqm approx



20 Coleman Ct NEW GISBORNE 3438 (REI) Agent Comments



Price: \$780,000
Method: Private Sale
Date: 15/05/2019
Rooms: 9
Property Type: House
Land Size: 890 sqm approx



6 Octagonal Ct NEW GISBORNE 3438 (REI) Agent Comments



Price: \$760,000
Method: Private Sale
Date: 27/07/2018
Rooms: -
Property Type: House
Land Size: 813 sqm approx