

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

40 Skyline Drive, Gisborne Vic 3437

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$835,000 House Unit Suburb or locality Gisborne

Period - From 01/07/2018 to 30/06/2019 Source REIV

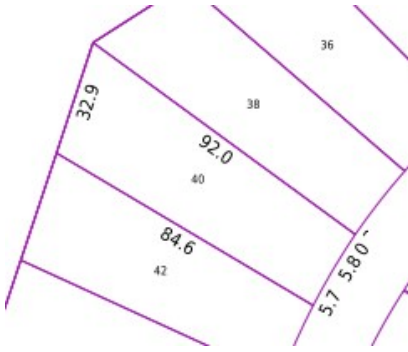
Comparable property sales (*Delete A or B below as applicable)

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	4 Abbey Ct GISBORNE 3437	\$1,250,000	05/12/2018
2	12 Fowler Ct GISBORNE 3437	\$1,175,000	01/10/2018
3	13 Pontvale CI GISBORNE 3437	\$1,170,000	26/09/2018

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: 2381.281 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000
Median House Price
 Year ending June 2019: \$835,000

Comparable Properties



4 Abbey Ct GISBORNE 3437 (REI/VG)

Agent Comments



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

12 Fowler Ct GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$1,175,000
Method: Sold Before Auction
Date: 01/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 2559 sqm approx

13 Pontvale Ct GISBORNE 3437 (REI)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 26/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 2320 sqm approx