

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

1 Melbourne Road, Gisborne Vic 3437

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$800,000

Property Type House

Suburb Gisborne

Period - From 01/01/2019

to 31/12/2019

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

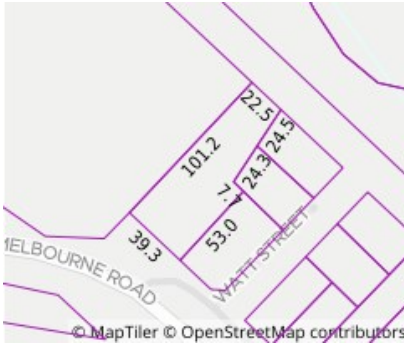
	Address of comparable property	Price	Date of sale
1	7 Jonathan Rd GISBORNE 3437	\$1,300,000	07/10/2019
2	8 Valley Ct GISBORNE 3437	\$1,250,000	13/11/2019
3	4 Abbey Ct GISBORNE 3437	\$1,250,000	05/12/2018

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 18 months.~~

This Statement of Information was prepared on:

03/03/2020 15:58



Property Type: House
Land Size: 3322 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
Year ending December 2019: \$800,000

Comparable Properties

7 Jonathan Rd GISBORNE 3437 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 07/10/2019
Property Type: House (Res)
Land Size: 1 sqm approx



8 Valley Ct GISBORNE 3437 (VG)

Agent Comments



Price: \$1,250,000
Method: Sale
Date: 13/11/2019
Property Type: House (Res)
Land Size: 1634 sqm approx



4 Abbey Ct GISBORNE 3437 (REI/VG)

Agent Comments



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