

# 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

20 Greenvale Drive, 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 \$1,550,000

### Median sale price

Median price \$757,000

Property Type House

Suburb Gisborne

Period - From 01/04/2019

to 31/03/2020

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	43 Cabbage Tree La GISBORNE SOUTH 3437	\$1,670,000	20/12/2019
2	22 Jonathan Rd GISBORNE 3437	\$1,580,000	09/11/2019
3	36 Bolithos Rd RIDDELLS CREEK 3431	\$1,450,000	28/07/2019

**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:

18/06/2020 13:48



**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 1 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,550,000

**Median House Price**

Year ending March 2020: \$757,000

## Comparable Properties



**43 Cabbage Tree La GISBORNE SOUTH 3437 (REI/VG)**

**Agent Comments**



**Price:** \$1,670,000

**Method:** Private Sale

**Date:** 20/12/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 4046 sqm approx



**22 Jonathan Rd GISBORNE 3437 (REI/VG)**

**Agent Comments**



**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 09/11/2019

**Property Type:** House (Res)

**Land Size:** 6600 sqm approx

**36 Bolithos Rd RIDDELLS CREEK 3431 (VG)**

**Agent Comments**



**Price:** \$1,450,000

**Method:** Sale

**Date:** 28/07/2019

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 5780 sqm approx