

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 8 Morilla Court, Gisborne Vic 3437
Including suburb or locality and postcode

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$811,500

Property Type House

Suburb Gisborne

Period - From 16/09/2019

to 15/09/2020

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	1 Grange Ct GISBORNE 3437	\$1,360,000	26/11/2019
2	6 Daly St GISBORNE 3437	\$861,500	07/08/2020
3	7 Sundew Ct GISBORNE 3437	\$790,000	04/02/2020

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:

16/09/2020 11:08



 3  2  0

Property Type: House
Land Size: 994.396 sqm approx
Agent Comments

Indicative Selling Price
\$749,000
Median House Price
16/09/2019 - 15/09/2020: \$811,500

Comparable Properties



1 Grange Ct GISBORNE 3437 (VG)

Agent Comments

 3  -  -

Price: \$1,360,000
Method: Sale
Date: 26/11/2019
Property Type: House (Res)
Land Size: 1455 sqm approx

6 Daly St GISBORNE 3437 (REI)

Agent Comments

 3  2  2

Price: \$861,500
Method: Private Sale
Date: 07/08/2020
Property Type: House (Res)
Land Size: 1642 sqm approx



7 Sundew Ct GISBORNE 3437 (VG)

Agent Comments

 3  -  -

Price: \$790,000
Method: Sale
Date: 04/02/2020
Property Type: House (Res)
Land Size: 816 sqm approx