

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

7 Curtis Court, Gisborne Vic 3437

Indicative selling price

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

Range between \$890,000 & \$910,000

Median sale price

Median price \$835,000 Property Type House Suburb Gisborne

Period - From 01/01/2020 to 31/12/2020 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	77 Hamilton St GISBORNE 3437	\$1,075,000	21/01/2021
2	11A Ormerod Ct GISBORNE 3437	\$920,000	07/12/2020
3	1 Skyline Dr GISBORNE 3437	\$900,000	28/01/2021

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:

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Property Type: Land
Land Size: 1660 approx sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$910,000
Median House Price
Year ending December 2020: \$835,000

Comparable Properties



77 Hamilton St GISBORNE 3437 (REI)

Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 21/01/2021
Property Type: House
Land Size: 922 sqm approx



11A Ormerod Ct GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 07/12/2020
Property Type: House
Land Size: 2132 sqm approx



1 Skyline Dr GISBORNE 3437 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 28/01/2021
Property Type: House
Land Size: 2000 sqm approx