

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 52 The Boulevard, Gisborne Vic 3437
Including suburb or locality and postcode

Indicative selling price

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

Range between \$800,000 & \$820,000

Median sale price

Median price \$875,000 Property Type House Suburb Gisborne

Period - From 01/04/2020 to 31/03/2021 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.

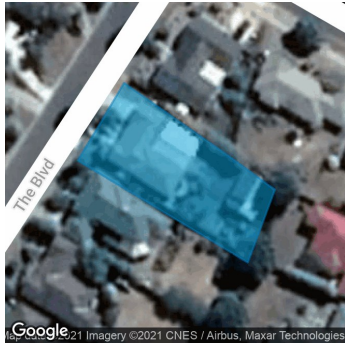
	Address of comparable property	Price	Date of sale
1	9 Tuxedo Dr GISBORNE 3437	\$890,000	30/11/2020
2	5 Rebecca Way GISBORNE 3437	\$810,000	26/11/2020
3	6 Lonhro Ct NEW GISBORNE 3438	\$820,000	25/11/2020

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:

27/05/2021 11:15



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Property Type: House
Land Size: 849 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$820,000
Median House Price
Year ending March 2021: \$875,000

Comparable Properties



9 Tuxedo Dr GISBORNE 3437 (REI/VG)

Agent Comments

 3  3  2

Price: \$890,000
Method: Private Sale
Date: 30/11/2020
Property Type: House
Land Size: 741 sqm approx



5 Rebecca Way GISBORNE 3437 (VG)

Agent Comments

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Price: \$810,000
Method: Sale
Date: 26/11/2020
Property Type: House (Res)
Land Size: 673 sqm approx

6 Lonhro Ct NEW GISBORNE 3438 (VG)

Agent Comments

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Price: \$820,000
Method: Sale
Date: 25/11/2020
Property Type: House (Res)
Land Size: 947 sqm approx