

# 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

3 Farrell Street, New Gisborne Vic 3438

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$430,000

### Median sale price

Median price \$802,000

Property Type House

Suburb New Gisborne

Period - From 01/07/2020

to 30/06/2021

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	11 Plummer St NEW GISBORNE 3438	\$466,666	16/02/2021
2	10b Ormerod Ct GISBORNE 3437	\$450,000	24/12/2020
3	59 The Boulevard GISBORNE 3437	\$560,000	18/08/2020

**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:

29/07/2021 10:03



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 797 sqm approx

Agent Comments

**Indicative Selling Price**

\$430,000

**Median House Price**

Year ending June 2021: \$802,000

## Comparable Properties



**11 Plummer St NEW GISBORNE 3438 (VG)**

Agent Comments



**Price:** \$466,666

**Method:** Sale

**Date:** 16/02/2021

**Property Type:** House (Res)

**Land Size:** 711 sqm approx



**10b Ormerod Ct GISBORNE 3437 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 24/12/2020

**Property Type:** House (Res)

**Land Size:** 500 sqm approx

**59 The Boulevard GISBORNE 3437 (VG)**

Agent Comments



**Price:** \$560,000

**Method:** Sale

**Date:** 18/08/2020

**Property Type:** House (Res)

**Land Size:** 856 sqm approx