

# 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

21 Lyell Street, 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 \$699,000

### Median sale price

Median price \$885,000

Property Type House

Suburb Gisborne

Period - From 05/08/2020

to 04/08/2021

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.

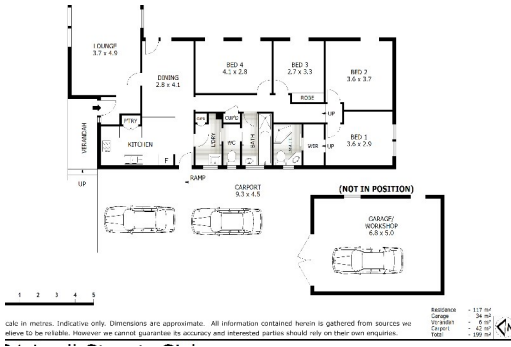
	Address of comparable property	Price	Date of sale
1	29 Frith Rd GISBORNE 3437	\$750,000	11/06/2021
2	4 Thom St NEW GISBORNE 3438	\$730,000	26/01/2021
3	32 Stephen St GISBORNE 3437	\$710,000	05/03/2021

**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:

05/08/2021 09:37



 4    2    1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 602 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$699,000  
**Median House Price**  
05/08/2020 - 04/08/2021: \$885,000

## Comparable Properties



**29 Frith Rd GISBORNE 3437 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 11/06/2021  
**Property Type:** House  
**Land Size:** 813 sqm approx



**4 Thom St NEW GISBORNE 3438 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 26/01/2021  
**Property Type:** House  
**Land Size:** 784 sqm approx



**32 Stephen St GISBORNE 3437 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 05/03/2021  
**Property Type:** House  
**Land Size:** 1063 sqm approx