

# 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

2/49 Brooking Road Gisborne VIC 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$875,000 & \$895,000

### Median sale price

Median price \$820,000 Property type Other Suburb Gisborne

Period - From 01 March 20 to 28 Feb 21 Source Corelogic

### 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 |
|-----------------------------------|-----------|--------------|
| 32 Rothschild Road Gisborne VIC   | \$810,000 | 18 Jan 21    |
| 23 Vancleve Crescent Gisborne VIC | \$905,000 | 29 Feb 20    |
| 35 Vancleve Crescent Gisborne VIC | \$875,000 | 10 Feb 21    |

**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: 02/03/2021