

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

24 Widdis Way, Gisborne Vic 3437

Indicative selling price

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

Range between \$900,000

&

\$920,000

Median sale price

Median price \$1,012,500

Property Type House

Suburb Gisborne

Period - From 01/10/2021

to 31/12/2021

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	17 Mckernan PI GISBORNE 3437	\$930,000	29/12/2020
2	2 Cassinia Ct GISBORNE 3437	\$920,000	07/07/2021
3	15 Widdis Way GISBORNE 3437	\$910,000	12/11/2020

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:

24/02/2022 12:23



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$900,000 - \$920,000
Median House Price
December quarter 2021: \$1,012,500

Comparable Properties



17 Mckernan PI GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 29/12/2020
Property Type: House
Land Size: 821 sqm approx



2 Cassinia Ct GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 07/07/2021
Property Type: House
Land Size: 702 sqm approx

15 Widdis Way GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 12/11/2020
Property Type: House (Res)
Land Size: 618 sqm approx