Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	24 Widdis Way, 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 \$900,000	&	\$920,000
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Median sale price

Median price	\$1,012,500	Pro	perty 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









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

Comparable Properties



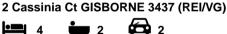
17 Mckernan PI GISBORNE 3437 (REI/VG)

Price: \$930,000 Method: Private Sale Date: 29/12/2020 Property Type: House

Land Size: 821 sqm approx

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

Agent Comments



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Price: \$910.000 Method: Private Sale Date: 12/11/2020

Property Type: House (Res) Land Size: 618 sqm approx **Agent Comments**

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