

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

59 Duggan Rd, Gisborne

### 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 \$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$757,500

\*House



\*Unit



Suburb  
or locality

GISBORNE

Period - From 1 June 2019 to 31 May 2020

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
1 71 DUGGAN RD, GISBORNE	\$1,260,000	18 October 2019
2 29 DUGGAN RD, GISBORNE	\$1,210,000	1 October 2019
3 12 DUGGAN RD, GISBORNE	\$1,120,000	15 August 2019

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 June 2020