

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 and
postcode

23 Ormerod Court Gisborne VIC 3437

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Land

Suburb

Gisborne

Period-from

01 Feb 2021

to

31 Jan 2022

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

96 Melton Road Gisborne VIC 3437	\$690,000	10-Dec-20
4A Slattery Crescent Gisborne VIC 3437	\$710,000	16-Apr-21
57 Ross Watt Road Gisborne VIC 3437	\$650,000	27-Aug-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: 04 February 2022



96 Melton Road Gisborne VIC 3437 Sold Price **\$690,000** Sold Date **10-Dec-20**

4 2 -

Distance **2.51km**



4A Slattery Crescent Gisborne VIC 3437 Sold Price **\$710,000** Sold Date **16-Apr-21**

2 - -

Distance **0.48km**



57 Ross Watt Road Gisborne VIC 3437 Sold Price ^{RS} **\$650,000** Sold Date **27-Aug-21**

5 4 3

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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