

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

5/54 Stephen Street, Gisborne Vic 3437

Indicative selling price

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

Single price

\$752,500

Median sale price

Median price

\$642,000

Property Type

Townhouse

Suburb

Gisborne

Period - From

19/08/2020

to

18/08/2021

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	1/27 Calthorpe St GISBORNE 3437	\$743,000	16/02/2021
2	273 Station Rd NEW GISBORNE 3438	\$715,000	08/05/2021
3	2/1 Keily Rd GISBORNE 3437	\$700,000	05/02/2021

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:

19/08/2021 12:30



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$752,500
Median Townhouse Price
19/08/2020 - 18/08/2021: \$642,000

Comparable Properties

1/27 Calthorpe St GISBORNE 3437 (VG)

Agent Comments



Price: \$743,000
Method: Sale
Date: 16/02/2021
Property Type: Strata Unit/Flat

273 Station Rd NEW GISBORNE 3438 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 08/05/2021
Property Type: Unit

2/1 Keily Rd GISBORNE 3437 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 05/02/2021
Property Type: Flat/Unit/Apartment (Res)

Account - Gisborne RE | P: 03 5428 8895 | F: 03 54 288864