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	5/54 Stephen Street, Gisborne Vic 3437
Including suburb or	
locality and postcode	

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	Pro	perty Type T	ownhouse		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

Add	dress 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

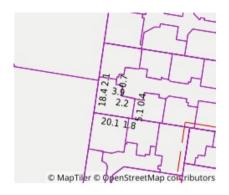
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

Price: \$743,000 Method: Sale Date: 16/02/2021

Property Type: Strata Unit/Flat

Agent Comments



273 Station Rd NEW GISBORNE 3438 (REI/VG) Agent Comments

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

2/1 Keily Rd GISBORNE 3437 (VG)

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Price: \$700,000 Method: Sale Date: 05/02/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



