

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

7/176 STATION ROAD NEW GISBORNE VIC 3438

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

\$495,000

&

\$530,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

5/176 STATION ROAD NEW GISBORNE VIC 3438	\$520,000	25-Nov-24
3/176 STATION ROAD NEW GISBORNE VIC 3438	\$510,000	24-Sep-24

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: 20 January 2025

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Raine & Horne.

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SAFETY RECOMMENDATIONS

- Wear appropriate footwear
- Do not drink alcohol before driving
- Do not use mobile phones while driving
- Avoid driving through wet or icy roads

PLEASE DO NOT ATTEMPT IF YOU HAVE:

- A medical condition or injury that may be affected by driving
 - Been under the influence of alcohol, drugs or medication
 - Reduced vision or hearing that may affect your ability to drive
- Your cooperation & support is greatly appreciated.

5/176 STATION ROAD NEW GISBORNE VIC 3438

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Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **25-Nov-24**

Distance **0.02km**



3/176 STATION ROAD NEW GISBORNE VIC 3438

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Sold Price **\$510,000** Sold Date **24-Sep-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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