

# 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

4 Abbey Court, Gisborne Vic 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,775,000

&

\$1,825,000

### Median sale price

Median price \$1,065,000

Property Type House

Suburb Gisborne

Period - From 09/02/2022

to

08/02/2023

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	81 Aitken St GISBORNE 3437	\$1,820,000	19/09/2022
2	9 Slattery Cr GISBORNE 3437	\$1,800,000	14/04/2022
3	14 Green Gully CI GISBORNE 3437	\$1,800,000	24/01/2022

**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:

09/02/2023 11:07

## 4 Abbey Court, Gisborne Vic 3437



4 2 4

**Property Type:** House (Res)  
**Land Size:** 2057 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,775,000 - \$1,825,000  
**Median House Price**  
09/02/2022 - 08/02/2023: \$1,065,000

## Comparable Properties



**81 Aitken St GISBORNE 3437 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 19/09/2022  
**Property Type:** Land  
**Land Size:** 2000 sqm approx



**9 Slattery Cr GISBORNE 3437 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 14/04/2022  
**Property Type:** House  
**Land Size:** 3310 sqm approx

**14 Green Gully CI GISBORNE 3437 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,800,000  
**Method:** Sale  
**Date:** 24/01/2022  
**Property Type:** House (Res)  
**Land Size:** 1280 sqm approx

**Account - Macedon Ranges Sotheby's International Realty**



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