

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

161 Horneman Road, Gisborne South Vic 3437

Indicative selling price

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

Range between \$1,275,000 & \$1,300,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Gisborne South

Period - From 18/06/2019 to 17/06/2020 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	43 Cabbage Tree La GISBORNE SOUTH 3437	\$1,670,000	20/12/2019
2	42 Heard Cr GISBORNE SOUTH 3437	\$1,390,000	31/08/2019
3	22 Stanton Ct GISBORNE SOUTH 3437	\$1,300,000	06/02/2020

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:

18/06/2020 12:32



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Property Type: House (Res)
Land Size: 40000 sqm approx
Agent Comments

Indicative Selling Price
\$1,275,000 - \$1,300,000
Median House Price
18/06/2019 - 17/06/2020: \$1,190,000

Comparable Properties



43 Cabbage Tree La GISBORNE SOUTH 3437 (REI/VG) **Agent Comments**

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Price: \$1,670,000
Method: Private Sale
Date: 20/12/2019
Rooms: 8
Property Type: House
Land Size: 4046 sqm approx

42 Heard Cr GISBORNE SOUTH 3437 (VG) **Agent Comments**

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Price: \$1,390,000
Method: Sale
Date: 31/08/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx

22 Stanton Ct GISBORNE SOUTH 3437 (VG) **Agent Comments**

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Price: \$1,300,000
Method: Sale
Date: 06/02/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 40000 sqm approx