Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale											
Address											
Including suburb and	Lot 217 - Road 3, Gisborne, 3437										
postcode											
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price	\$ 799,400		or ranç		&						
Median sale price		į			<u>-</u>						
Median price	\$ 441,500	Property type	Suburb Gisborne			ne					
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Period - From	1/04/2024	to	30/06/2024	Source	Oliver Hume						
	e three properties		ilometres of the pr			nths that t	the estate agent				

Α	ddress of comparable property	Price	Date of sale
	1 Lot 1626 - Brooking Road, Gisborne, 3437	\$ 789,000	28/06/2023
	2 Lot 1512 - Horseleap Street, Gisborne, 3437	\$ 784,000	31/07/2023
	3 Lot 1625 - Brooking Road, Gisborne, 3437	\$ 779,000	17/06/2023

This Statement of Information was prepared on: 03 Oct 2024

