

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

1 Wyralla Crescent Gisborne VIC 3437

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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Gisborne

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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

3 Pindara Place Gisborne VIC 3437	\$860,000	25-Jun-19
9 Banker Court Gisborne VIC 3437	\$920,000	14-May-19
22 Hurst Street Gisborne VIC 3437	\$950,000	17-Aug-19

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: 30 January 2020

**3 Pindara Place Gisborne VIC 3437**

Sold Price

\$860,000

Sold Date

25-Jun-19

4
 2
 2

Distance

0.22km**9 Banker Court Gisborne VIC 3437**

Sold Price

\$920,000

Sold Date

14-May-19

4
 3
 3

Distance

1.37km**22 Hurst Street Gisborne VIC 3437**

Sold Price

\$950,000

Sold Date

17-Aug-19

4
 2
 2

Distance

1.3km**16 Wyralla Crescent Gisborne VIC 3437**

Sold Price

\$810,000

Sold Date

18-Jul-19

4
 2
 2

Distance

0.25km**40 Wyralla Crescent Gisborne VIC 3437**

Sold Price

\$800,000

Sold Date

17-Jul-19

2
 2
 2

Distance

0.52km**111 Willowbank Road Gisborne VIC 3437**

Sold Price

\$850,000

Sold Date

15-Jun-19

4
 2
 2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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9 Gordon Boulevard Gisborne VIC 3437

Sold Price

\$860,000

Sold Date

22-Jul-19

4

2

2

Distance

1.16km

15 Coop Drive Gisborne VIC 3437

Sold Price

\$850,000

Sold Date

22-Jul-19

4

2

2

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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