

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 FRANCIS 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,172,000

Property type

House

Suburb

Gisborne

Period-from

01 Jan 2022

to

31 Dec 2022

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

13 GORDON BOULEVARD GISBORNE VIC 3437	1240000	17-Oct-22
23 LIDDERDALE DRIVE GISBORNE VIC 3437	1200000	28-Oct-22
79 WILLOWBANK ROAD GISBORNE VIC 3437	1450000	20-Oct-22

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 2023

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**13 GORDON BOULEVARD
GISBORNE VIC 3437**

 4  2  2

Sold Price

^{RS} **1240000** Sold Date **17-Oct-22**

Distance **0.83km**



**23 LIDDERDALE DRIVE GISBORNE
VIC 3437**

 4  2  2

Sold Price

1200000 Sold Date **28-Oct-22**

Distance **0.55km**



**79 WILLOWBANK ROAD
GISBORNE VIC 3437**

 4  2  2

Sold Price

^{RS} **1450000** ^{UN} Sold Date **20-Oct-22**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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