

## 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 postcode 22 FARRELL STREET, NEW GISBORNE, VIC 3438


#### Indicative selling price

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

Price Range: \$510,000 to \$540,000

#### Median sale price

Median price \$600,000 House ☒ Unit ☐ Suburb NEW GISBORNE

Period 01 July 2016 to 30 June 2017 Source 

#### Comparable property sales

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 |
|--|------------|--------------|
| 4 COLEMAN CRT, NEW GISBORNE, VIC 3438  | \$520,000  | 20/02/2017   |
| 11 CARBINE CRT, NEW GISBORNE, VIC 3438 | *\$530,000 | 07/06/2017   |
| 6 THOM ST, NEW GISBORNE, VIC 3438      | \$460,000  | 25/11/2016   |
| 194 STATION RD, NEW GISBORNE, VIC 3438 | \$481,000  | 11/11/2016   |

[consumer.vic.gov.au/](http://consumer.vic.gov.au/)

