

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

80 Kemp Road, New Gisborne Vic 3438

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$900,000

Property Type House

Suburb New Gisborne

Period - From 14/11/2022

to

13/11/2023

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	32 Norton Rd MACEDON 3440	\$1,950,000	06/12/2022
2	192 Saunders Rd NEW GISBORNE 3438	\$1,915,000	16/02/2023
3	8 Hotham Av MOUNT MACEDON 3441	\$1,850,000	04/05/2023

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:

14/11/2023 08:51