

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

17 Mckernan Place, Gisborne Vic 3437

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$790,000

Property Type House

Suburb Gisborne

Period - From 01/10/2019

to 31/12/2019

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	29 Childe Harold Rd GISBORNE 3437	\$992,000	12/12/2019
2	22 Hurst St GISBORNE 3437	\$950,000	16/08/2019
3	11 Childe Harold Rd GISBORNE 3437	\$885,000	13/12/2019

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:

07/03/2020 08:52



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Property Type: Residential
Land Size: 821m2 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$960,000
Median House Price
December quarter 2019: \$790,000

Comparable Properties



29 Childe Harold Rd GISBORNE 3437 (REI)

Agent Comments

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Price: \$992,000
Method: Private Sale
Date: 12/12/2019
Rooms: 6
Property Type: House
Land Size: 842 sqm approx



22 Hurst St GISBORNE 3437 (REI)

Agent Comments

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Price: \$950,000
Method: Sold Before Auction
Date: 16/08/2019
Property Type: House (Res)
Land Size: 1100 sqm approx



11 Childe Harold Rd GISBORNE 3437 (REI)

Agent Comments

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Price: \$885,000
Method: Private Sale
Date: 13/12/2019
Property Type: House