

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

8 Tuxedo Drive 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

\$890,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,000

Property type

House

Suburb

Gisborne

Period-from

01 Oct 2019

to

30 Sep 2020

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

16 Childe Harold Road Gisborne VIC 3437	\$865,000	17-Jul-20
7 Town Place Gisborne VIC 3437	\$880,000	06-Jun-20
23 Vancleve Crescent Gisborne VIC 3437	\$905,000	29-Feb-20

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 October 2020



16 Childe Harold Road Gisborne VIC 3437

Sold Price

\$865,000

Sold Date

17-Jul-20

3 2 6

Distance

0.05km



7 Town Place Gisborne VIC 3437

Sold Price

\$880,000

Sold Date

06-Jun-20

4 2 6

Distance

0.15km



23 Vancleve Crescent Gisborne VIC 3437

Sold Price

\$905,000

Sold Date

29-Feb-20

4 2 2

Distance

0.15km



43 Rothschild Road Gisborne VIC 3437

Sold Price

\$820,000

Sold Date

20-Jul-20

4 2 2

Distance

0.16km



29 Childe Harold Road Gisborne VIC 3437

Sold Price

\$992,000

Sold Date

09-Dec-19

4 2 2

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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