Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

LOT 6 Lidderdale 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	\$460,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$890,000	Prop	erty type	Other		Suburb	Gisborne
Period-from	01 Nov 2020	to	31 Oct 2	2021	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
10 Montvue Court Gisborne VIC 3437	\$495,000	26-Oct-21
8 Montvue Court Gisborne VIC 3437	\$440,000	22-Sep-21
6 Montvue Court Gisborne VIC 3437	\$435,000	13-Sep-21

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: 29 November 2021





David Oliver M 0403023706 E david.oliver@gisborne.rh.com.au



10 Montvue Court Gisborne VIC 3437

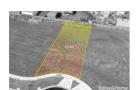
Sold Price

\$495,000 Sold Date 26-Oct-21

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Distance

0.19km



8 Montvue Court Gisborne VIC 3437 Sold Price

\$440,000 Sold Date **22-Sep-21**

Distance 0.22km



6 Montvue Court Gisborne VIC 3437

Sold Price

\$435,000 Sold Date 13-Sep-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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