

# 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

30 Skyline Drive, Gisborne Vic 3437

### Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$875,000

Property Type House

Suburb Gisborne

Period - From 14/05/2020

to

13/05/2021

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	7 Freeman Ct GISBORNE 3437	\$1,485,000	03/12/2020
2	10 Charters Av GISBORNE 3437	\$1,476,000	25/02/2021
3	60 Willowbank Rd GISBORNE 3437	\$1,445,000	20/01/2021

**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:

14/05/2021 10:06



 4  2 

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 2000 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

14/05/2020 - 13/05/2021: \$875,000

## Comparable Properties



**7 Freeman Ct GISBORNE 3437 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,485,000

**Method:** Private Sale

**Date:** 03/12/2020

**Property Type:** House

**Land Size:** 2496 sqm approx



**10 Charters Av GISBORNE 3437 (REI/VG)**

Agent Comments

 4  2  7

**Price:** \$1,476,000

**Method:** Private Sale

**Date:** 25/02/2021

**Property Type:** House

**Land Size:** 1872 sqm approx



**60 Willowbank Rd GISBORNE 3437 (VG)**

Agent Comments

 5  -  -

**Price:** \$1,445,000

**Method:** Sale

**Date:** 20/01/2021

**Property Type:** House (Res)

**Land Size:** 3543 sqm approx