

## 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

32 Frith Road Gisborne VIC 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$770,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,250

Property type

House

Suburb

Gisborne

Period-from

01 Aug 2019

to

31 Jul 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

5 Banksia Grove Gisborne VIC 3437	\$665,000	04-Mar-20
106 Frith Road Gisborne VIC 3437	-	23-Apr-20
49 The Boulevard Gisborne VIC 3437	\$900,000	13-Mar-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: 27 August 2020

## Raine&amp;Horne.

Based on the Selling, Raine & Horne, is based on the information of the current COVID-19 in Australia and is only for reference. It is not intended to be used as a basis for any financial or other decision. It is not intended to be used as a basis for any financial or other decision. It is not intended to be used as a basis for any financial or other decision.

**SAFETY REGULATION**

- All visitors to the property must wear a face mask and maintain a 1.5m distance from others.
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**PLEASE CONTACT ATTENDANCE IF YOU WANT:**

- Please contact the agent for more information.
- Please contact the agent for more information.
- Please contact the agent for more information.

If you are interested in this property, please contact the agent for more information.

5 Banksia Grove Gisborne VIC 3437 Sold Price <sup>RS</sup> \$665,000 Sold Date 04-Mar-20

3 2 2

Distance 0.19km



106 Frith Road Gisborne VIC 3437 Sold Price - Sold Date 23-Apr-20

3 2 1

Distance 0.29km



49 The Boulevard Gisborne VIC 3437 Sold Price \$900,000 Sold Date 13-Mar-20

5 3 2

Distance 0.72km



27 Skyline Drive Gisborne VIC 3437 Sold Price \$920,000 Sold Date 06-Mar-20

4 2 2

Distance 0.76km

RS = Recent sale

UN = Undisclosed Sale

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