

## STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

**58 Welsh Road, Gisborne Vic 3437**

Indicative Selling Price: \$1,300,000  
for the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Median Sale Price: \$835,000

Property Type: House

Suburb: Gisborne

Source: APM Pricefinder

Period from : 01/01/2020 to 31/12/2020



Address of Comparable Property Sales:	Price	Date of Sale
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The agent reasonably believes that fewer than three truly comparable properties  
have been sold during the prescribed period

*This Statement of Information was prepared on:* 11/03/2021

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*Whilst all property information is provided in good faith, it is derived from a number of sources  
and is subject to change. All figures and dimensions are estimates.*

*Potential purchasers to complete appropriate due diligence and verify all information.*

*Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.*