

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

\$1,125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Gisborne

Period-from

01 Apr 2024

to

31 Mar 2025

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

42 VANCLEVE CRESCENT GISBORNE VIC 3437	\$1,150,000	20-Dec-24
18 MORAND STREET GISBORNE VIC 3437	\$1,020,000	24-Jan-25
7 SCENTBARK WAY GISBORNE VIC 3437	\$1,190,000	19-Sep-24

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: 02 April 2025



**42 VANCLEVE CRESCENT
GISBORNE VIC 3437**

 4  2  2

Sold Price **\$1,150,000** Sold Date **20-Dec-24**

Distance **0.36km**



**18 MORAND STREET GISBORNE
VIC 3437**

 2  2  2

Sold Price **\$1,020,000** Sold Date **24-Jan-25**

Distance **0.5km**



**7 SCENTBARK WAY GISBORNE VIC
3437**

 4  2  2

Sold Price **\$1,190,000** Sold Date **19-Sep-24**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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