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

3 Finnigan Road 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	\$729,999	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$725,000	Prope	perty type		House	Suburb	Gisborne	
Period-from	01 Nov 2018	to	31 Oct 2019		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
4 Scentbark Way Gisborne VIC 3437	\$730,000	27-Jun-19
15 Coop Drive Gisborne VIC 3437	\$850,000	22-Jul-19
24 Tasman Road Gisborne VIC 3437	\$720,000	26-Sep-19

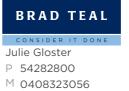
OR

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: 04 November 2019



consumer.vic.gov.au



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ERAD TEAD	4 Scentbark Way Gisborne VIC 3437	Sold Price	\$730,000	Sold Date	27-Jun-19
	🛱 4 🕒 2 🚗 2			Distance	0.2km
	15 Coop Drive Gisborne VIC 3437	Sold Price	\$850,000	Sold Date	22-Jul-19
μ ^D BRAD TE TL	🛱 4 🗎 2 🞧 5			Distance	0.38km
	24 Tasman Road Gisborne VIC 3437	Sold Price	\$720,000	Sold Date	26-Sep-19
	🖴 4 🏷 2 👝 2			Distance	0.62km

RS = Recent sale UN = Undisclosed Sale

Section 200

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