# 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

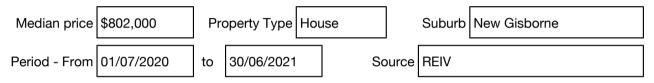
3 Farrell Street, New Gisborne Vic 3438

#### Indicative selling price

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Single price \$430,000

#### Median sale price



## 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	11 Plummer St NEW GISBORNE 3438	\$466,666	16/02/2021
2	10b Ormerod Ct GISBORNE 3437	\$450,000	24/12/2020
3	59 The Boulevard GISBORNE 3437	\$560,000	18/08/2020

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:

29/07/2021 10:03



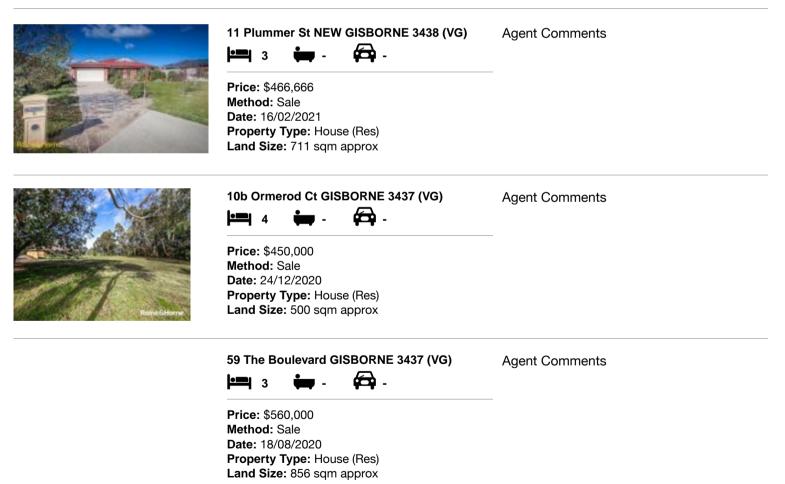






Property Type: House (Previously Occupied - Detached) Land Size: 797 sqm approx Agent Comments Indicative Selling Price \$430,000 Median House Price Year ending June 2021: \$802,000

# **Comparable Properties**



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.