# 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

4 Dalton Street 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	\$1,250,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$732,500	Prope	erty type		House	Suburb	Gisborne
Period-from	01 May 2019	to	30 Apr 2	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
6 Dalton Street Gisborne VIC 3437	\$980,000	19-Dec-19
10 Penny Green Drive Gisborne VIC 3437	\$1,015,000	17-Jan-20
22 Jonathan Road Gisborne VIC 3437	\$1,580,000	09-Nov-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.

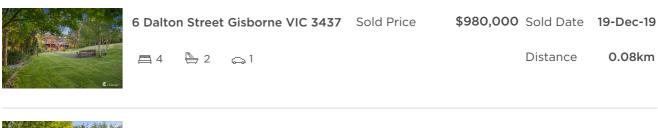
This Statement of Information was prepared on: 08 May 2020



consumer.vic.gov.au



E bbest@bradteal.com.au





 10 Penny Green Drive Gisborne VIC
 Sold Price
 \$1,015,000
 Sold Date
 17-Jan-20

 3437
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 4
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 3
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 4
 0.34km



	22 Jonathan Road Gisborne VIC 3437			Sold Price	\$1,580,000	Sold Date	09-Nov-19
E CORRECT	่	2 🚔	⇔ 2			Distance	1.09km
- Contraction	8 Freen	nan Cou	rt Gisborne VIC	Sold Price	\$1,095,000	Sold Date	29-Jan-20



Contract in	8 Freer 3437	man Cou	ırt Gisborne VIC	Sold Price	\$1,095,000	Sold Date	29-Jan-20
		2	ç <sub>⇒</sub> 2			Distance	1.17km

#### RS = Recent sale UN = Undisclosed Sale

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