Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for	sale									
Address										
Including suburb and	Lot 230 - Road 2, Gisborne, 3437									
postcode										
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	\$ 547,800		or rang	e between		&				
Median sale price Median price	\$ 441,500	Property type			Suburb	Gisborr	ie			
Period - From	1/04/2024	to	30/06/2024	Source	Oliver Hume					
Comparable proper	ty sales									

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 Lot 1641 - Buckland Boulevard, Gisborne, 3437	\$ 518,000	24/08/2024
2 Lot 1203 - Richey Promenade, Gisborne,	\$ 584,000	11/07/2023
3 Lot 1546 - Dalk Drive, Gisborne, 3437	\$ 505,000	17/08/2023

This Statement of Information was prepared on:

03 Oct 2024

