

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

34 Stephen Street, Gisborne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$720,000

&

\$770,000

### Median sale price

Median price

\$900,000

Property type

House

Suburb

Gisborne

Period - From

01/10/2020

to

30/09/2021

Source

Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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. 28 Worcester Road Gisborne VIC 3437	\$790,000	20/05/21
2. 29 Frith Road Gisborne VIC 3437	\$750,000	11/06/21
3. 18 Gardiner Street Gisborne VIC 3437	\$670,000	01/05/21

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/10/2021