

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

22 COOP DRIVE 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

or range
between

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Gisborne

Period-from

01 Sep 2021

to

31 Aug 2022

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 BUCKLAND BOULEVARD GISBORNE VIC 3437

\$940,000

15-Apr-22

19 CHILDE HAROLD ROAD GISBORNE VIC 3437

\$1,000,000

05-Apr-22

4 TOWN PLACE GISBORNE VIC 3437

\$990,000

20-May-22

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: 16 September 2022

Julie Gloster

P 54282800

M 0408323056

E jgloster@bradtealwoodards.com.au**4 BUCKLAND BOULEVARD
GISBORNE VIC 3437** 3  2  2Sold Price **\$940,000** Sold Date **15-Apr-22**Distance **0.05km****19 CHILDE HAROLD ROAD
GISBORNE VIC 3437** 4  2  2Sold Price **\$1,000,000** Sold Date **05-Apr-22**Distance **0.34km****4 TOWN PLACE GISBORNE VIC
3437** 4  2  2Sold Price **\$990,000** Sold Date **20-May-22**Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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