

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

51 Fisher Street, Gisborne, VIC 3437

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$660,000 & \$700,000

MEDIAN SALE PRICE

Median price \$768,750 | House | Gisborne (3437)

Period - From 1 January 2018 to 2 January 2019 | Source - RealEstate.com.au

COMPARABLE PROPERTY SALES

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
115B WILLOWBANK ROAD, GISBORNE VIC 3437	\$670,000	31/08/2018
17 PLEASANT VIEW COURT, GISBORNE VIC 3437	\$625,000	15/11/2018
10 COLEMAN COURT, NEW GISBORNE VIC 3438	\$670,000	20/08/2018