

STATEMENT OF INFORMATION

56 HORNEMAN ROAD, GISBORNE SOUTH, VIC 3437

PREPARED BY SCOTT MCCORMICK REAL ESTATE, 1/459 TOORAK ROAD TOORAK



STATEMENT OF INFORMATION

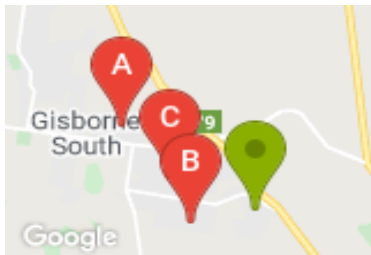
Section 47AF of the Estate Agents Act 1980

56 HORNEMAN ROAD, GISBORNE SOUTH,  4  2  4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$1,200,000 to \$1,300,000**

MEDIAN SALE PRICE



GISBORNE SOUTH, VIC, 3437

Suburb Median Sale Price (House)

\$840,000

01 January 2019 to 31 December 2019

Provided by: 

COMPARABLE PROPERTIES

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.

42 HEARD CRES, GISBORNE SOUTH, VIC 3437  3  -  2

Sale Price

\$1,390,000

Sale Date: 31/08/2019

Distance from Property: 4.3km

81 FIELDING DR, GISBORNE SOUTH, VIC 3437  3  2  8

Sale Price

\$1,190,000

Sale Date: 14/08/2019

Distance from Property: 1.7km

137 LOCK RD, GISBORNE SOUTH, VIC 3437  4  2  6

Sale Price

\$1,205,000

Sale Date: 03/11/2018

Distance from Property: 2.4km

This report has been compiled on 28/01/2020 by McCormick & Co. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

56 HORNEMAN ROAD, GISBORNE SOUTH, VIC 3437

Indicative selling price

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

Price Range:

\$1,200,000 to \$1,300,000

Median sale price

Median price

\$840,000

Property type

House

Suburb

GISBORNE SOUTH

Period

01 January 2019 to 31 December 2019

Source

pricfinder

Comparable property 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

42 HEARD CRES, GISBORNE SOUTH, VIC 3437	\$1,390,000	31/08/2019
81 FIELDING DR, GISBORNE SOUTH, VIC 3437	\$1,190,000	14/08/2019
137 LOCK RD, GISBORNE SOUTH, VIC 3437	\$1,205,000	03/11/2018

This Statement of Information was prepared on:

28/01/2020