

## 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  
postcode

25 CHERRY LANE, GISBORNE, VIC 3437

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$795,000 to \$840,000

### Median sale price

Median price

\$692,500

House

☒

Unit

☐

Suburb

GISBORNE

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

### 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
1/3 ORMEROD CRT, GISBORNE, VIC 3437	\$825,000	20/01/2017
80 SKYLINE DR, GISBORNE, VIC 3437	\$800,000	21/12/2016
22 ORMEROD CRT, GISBORNE, VIC 3437	\$785,000	07/07/2016

[consumer.vic.gov.au/](http://consumer.vic.gov.au/)

