

## 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	12 Moras Court Gisborne VIC 3437
Including suburb and postcode	

### 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	\$1,230,000	&	\$1,280,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$840,000	Property type	Farm	Suburb	Gisborne
Period-from	01 Apr 2020	to	31 Mar 2021	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
21 Moras Court Gisborne VIC 3437	\$1,210,000	04-Dec-20
35 Dumbarton Way Gisborne VIC 3437	\$1,425,000	25-Sep-20
1 Dumbarton Way Gisborne VIC 3437	\$1,028,000	10-Nov-20

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.

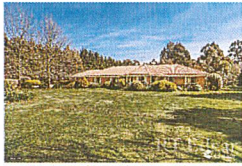
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21 Moras Court Gisborne VIC 3437

Sold Price

**\$1,210,000**

Sold Date **04-Dec-20**

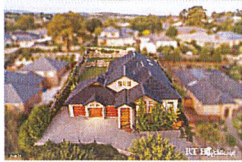
5

2

4

Distance

**0.12km**



35 Dumbarton Way Gisborne VIC 3437

Sold Price

**\$1,425,000**

Sold Date **25-Sep-20**

4

4

3

Distance

**0.71km**



1 Dumbarton Way Gisborne VIC 3437

Sold Price

**\$1,028,000**

Sold Date **10-Nov-20**

5

2

3

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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