

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

LOT 85 CLAUDE CRESCENT NEW GISBORNE VIC 3438

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Land

Suburb

New Gisborne

Period-from

01 Jan 2023

to

31 Dec 2023

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

LOT 40 STERN WAY NEW GISBORNE VIC 3438	\$500,000	20-Sep-23
8 EUGENIE DRIVE NEW GISBORNE VIC 3438	\$490,000	16-May-23
8 BROCCHI ROAD NEW GISBORNE VIC 3438	\$495,000	22-Mar-23

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: 25 January 2024


**LOT 40 STERN WAY NEW
GISBORNE VIC 3438**

Sold Price **\$500,000** Sold Date **20-Sep-23**
 -  -  -

Distance **2.1km**

**8 EUGENIE DRIVE NEW GISBORNE
VIC 3438**

Sold Price **\$490,000** Sold Date **16-May-23**
 -  -  -

Distance **2.39km**

**8 BROCCHI ROAD NEW GISBORNE
VIC 3438**

Sold Price **\$495,000** Sold Date **22-Mar-23**
 -  -  -

Distance **2.43km**
RS = Recent sale

UN = Undisclosed Sale

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