

STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

13 Vista Close, Gisborne Vic 3437

Indicative Selling Price: \$595,000 - \$620,000

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

Median Sale Price: \$800,000

Property Type: House

Suburb: Gisborne

Source: RP Data

Period from : 16/12/2018 to 16/12/2019



Address of Comparable Property Sales:	Price	Date of Sale
8 Scenic Court, Gisborne Vic 3437	\$570,000	May '19
20 The Boulevard, Gisborne Vic 3437	\$621,500	November '19
38 The Boulevard, Gisborne Vic 3437	\$580,000	July '19

These are the three properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be the most comparable to the property for sale.

16/12/2019

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Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.

Potential purchasers to complete appropriate due diligence and verify all information.

Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.