

# 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 or  
locality and postcode

Lot 105 , 28 Ferrier Road, New Gisborne

### 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 \$415,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$322,500

Property type

LAND

Suburb

NEW GISBORNE

Period - From

1/06/2019

to

26/06/2020

Source

PRICEFINDER

### 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

|    |                               |           |          |
|----|-------------------------------|-----------|----------|
| 1. | 193 STATION RD, NEW GISBORNE  | \$420,000 | 20/10/18 |
| 2. | 191a STATION RD, NEW GISBORNE | \$420,000 | 10/12/18 |
| 3. | 28 WALLABLY RUN GISBORNE      | \$415,000 | 11/07/19 |

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: 26/06/2020