

## 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 47 COOP DRIVE, 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: \$540,000 to \$560,000

#### Median sale price

Median price \$697,500 House ☒ Unit ☐ Suburb GISBORNE  
Period 01 July 2016 to 30 June 2017 Source 

#### 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
11 HURST ST, GISBORNE, VIC 3437	\$570,000	27/06/2017
11 BUCKLAND BVD, GISBORNE, VIC 3437	*\$600,000	16/06/2017
4 MANASSA DR, GISBORNE, VIC 3437	*\$620,000	20/05/2017

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

