

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	5 Galilee Court, New Gisborne Vic 3438
Including suburb or	,
locality andpostcode	

#### Indicative selling price

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

Range between	\$790,000	&	\$840,000

#### Median sale price

Median price	\$634,000	Hou	ise X	Unit		Suburb or locality	New Gisborne
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

## 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	33 Dalton St GISBORNE 3437	\$861,000	17/03/2017
2	38 Dalton St GISBORNE 3437	\$842,000	08/09/2016
3	42 Kilmore Rd GISBORNE 3437	\$775,000	12/08/2017

#### 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 eighteen months.

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propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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