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

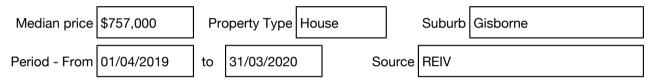
20 Greenvale Drive, Gisborne Vic 3437

Indicative selling price

For the meaning of this		

Single price \$1,550,000

Median sale price



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	43 Cabbage Tree La GISBORNE SOUTH 3437	\$1,670,000	20/12/2019
2	22 Jonathan Rd GISBORNE 3437	\$1,580,000	09/11/2019
3	36 Bolithos Rd RIDDELLS CREEK 3431	\$1,450,000	28/07/2019

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:

18/06/2020 13:48



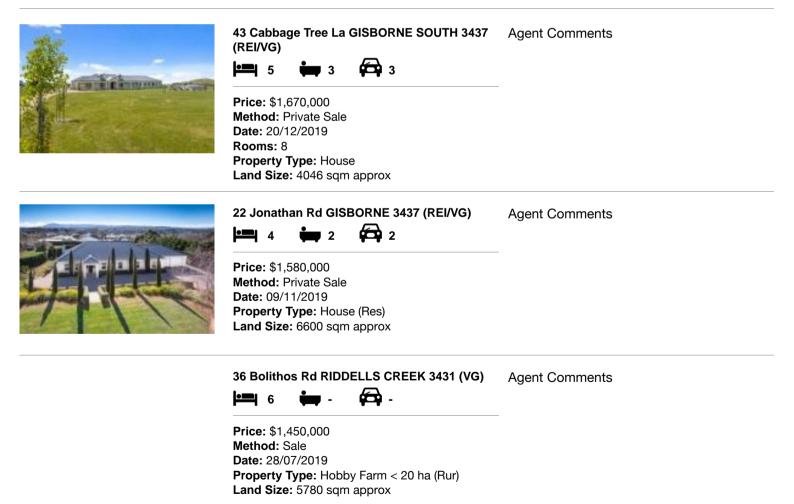






Property Type: Hobby Farm < 20 ha (Rur) **Land Size:** 1 sqm approx Agent Comments Indicative Selling Price \$1,550,000 Median House Price Year ending March 2020: \$757,000

Comparable Properties



Account - Gisborne RE | P: 03 5428 8895 | F: 03 54 288864



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.