

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

40 Skyline Drive, Gisborne Vic 3437

Indicative selling price

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

Single price

\$999,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Gisborne

Period - From

01/10/2018

to

30/09/2019

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 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	13 Pinelea Gr GISBORNE 3437	\$1,085,000	08/01/2019
2	32 Parkview St GISBORNE 3437	\$1,040,000	31/10/2019
3	28 Jacksons Creek Way GISBORNE 3437	\$1,010,000	31/10/2019

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:

27/11/2019 11:37



Property Type: House (Res)
Land Size: 2381.281 sqm approx
Agent Comments

Indicative Selling Price
\$999,000

Median House Price
Year ending September 2019: \$810,000

Comparable Properties



13 Pinelea Gr GISBORNE 3437 (REI/VG)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 08/01/2019
Property Type: House
Land Size: 1826 sqm approx



32 Parkview St GISBORNE 3437 (REI)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 31/10/2019
Rooms: 5
Property Type: House
Land Size: 2498 sqm approx

28 Jacksons Creek Way GISBORNE 3437 (REI) **Agent Comments**



Price: \$1,010,000
Method: Private Sale
Date: 31/10/2019
Property Type: House
Land Size: 2000 sqm approx