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	40 Skyline Drive, Gisborne Vic 3437
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$999,000
Single price	\$999,000

Median sale price

Median price \$810,000	Pro	pperty Type Ho	use	Subi	urb Gisborne
Period - From 01/10/2018	to	30/09/2019	Sou	rce 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

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 comparableproperties 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













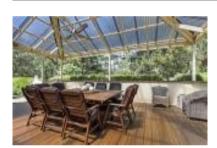
Property Type: House (Res) Land Size: 2381.281 sqm approx

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)







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



32 Parkview St GISBORNE 3437 (REI)

= 3







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

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

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



