

## 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 and  
postcode

32 CROSSMOUNT DRIVE NEW GISBORNE VIC 3438

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$390,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Land

Suburb

New Gisborne

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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

31 HURST DRIVE NEW GISBORNE VIC 3438	\$375,000	11-Jan-24
39 HURST DRIVE NEW GISBORNE VIC 3438	\$390,000	23-Apr-24
23 CONSTANCE WAY NEW GISBORNE VIC 3438	\$410,000	04-Apr-24

**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: 03 September 2024



**31 HURST DRIVE NEW GISBORNE  
VIC 3438**

4 2 2

Sold Price **\$375,000** Sold Date **11-Jan-24**

Distance **0.14km**



**39 HURST DRIVE NEW GISBORNE  
VIC 3438**

3 2 2

Sold Price **\$390,000** Sold Date **23-Apr-24**

Distance **0.19km**



**23 CONSTANCE WAY NEW  
GISBORNE VIC 3438**

- - -

Sold Price **\$410,000** Sold Date **04-Apr-24**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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