

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

19 The Boulevard Gisborne VIC 3437

Indicative selling price

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

Single Price

\$899,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Gisborne

Period-from

01 Sep 2020

to

31 Aug 2021

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

52 The Boulevard Gisborne VIC 3437	\$800,000	08-Jul-21
2 Olivia Court Gisborne VIC 3437	\$1,262,500	19-Mar-21
3 Jacksons Creek Way Gisborne VIC 3437	\$967,000	18-May-21

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.

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**52 The Boulevard Gisborne VIC 3437** 3  2  6

Sold Price

\$800,000

Sold Date

08-Jul-21

Distance

0.3km**2 Olivia Court Gisborne VIC 3437** 4  2  4

Sold Price

\$1,262,500

Sold Date

19-Mar-21

Distance

0.39km**3 Jacksons Creek Way Gisborne VIC 3437** 4  2  2

Sold Price

\$967,000

Sold Date

18-May-21

Distance

0.48km**20 The Boomerang Gisborne VIC 3437** 4  2  2

Sold Price

^{RS} **\$1,100,000**

Sold Date

13-Aug-21

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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