

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 DORIEMUS COURT, NEW GISBORNE,**

5 2 4

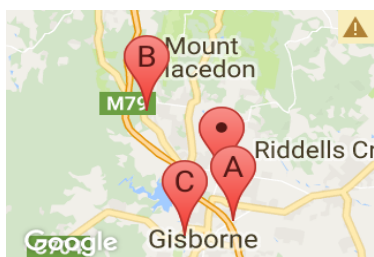
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$1,100,000**

Provided by: Teresa Soliman, Pennisi Real Estate

## MEDIAN SALE PRICE



**NEW GISBORNE, VIC, 3438**

**Suburb Median Sale Price (House)**

**\$702,500**

01 April 2017 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**145 KILMORE RD, NEW GISBORNE, VIC 3438**

4 2 2

**Sale Price**

**\$1,070,000**

Sale Date: 13/06/2017

Distance from Property: 2.3km



**17 CORKS RD, MACEDON, VIC 3440**

4 2 4

**Sale Price**

**\*\$1,020,000**

Sale Date: 02/12/2017

Distance from Property: 5.7km



**23 DUMBARTON WAY, GISBORNE, VIC 3437**

4 2 4

**Sale Price**

**\*\$1,050,000**

Sale Date: 29/11/2017

Distance from Property: 3.6km



This report has been compiled on 14/12/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

4 DORIEMUS COURT, 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)

Single Price:

\$1,100,000

Median sale price

Median price

\$702,500

House

X

Unit


Suburb

NEW GISBORNE

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
145 KILMORE RD, NEW GISBORNE, VIC 3438	\$1,070,000	13/06/2017
17 CORKS RD, MACEDON, VIC 3440	*\$1,020,000	02/12/2017
23 DUMBARTON WAY, GISBORNE, VIC 3437	*\$1,050,000	29/11/2017