

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 (*Delete single price or range as applicable)

Single Price

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

New Gisborne

Period-from

01 Feb 2024

to

31 Jan 2025

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	19-Oct-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: 13 February 2025



**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

19-Oct-24

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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