

## STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

**2 Cassinia Court, Gisborne Vic 3437**

Indicative Selling Price: \$795,000 - \$840,000

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

Median Sale Price: \$775,000

Property Type: House

Suburb: Gisborne

Source: RP Data

Period from : 26/05/2019 to 26/05/2020



Address of Comparable Property Sales:	Price	Date of Sale
8 Banker Court, Gisborne Vic 3437	\$840,000	April '20
13 Childe Harold Rd, Gisborne Vic 3437	\$840,000	February '20
33 Morand Street, Gisborne Vic 3437	\$850,000	December '19

*These are the three properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be the most comparable to the property for sale.*

*This Statement of Information was prepared on: 10/06/2020*

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*Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.*

*Potential purchasers to complete appropriate due diligence and verify all information.*

*Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.*