

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

Property offered for sale:

6 / 262 -264 Station Road, New Gisborne Vic 3438

Indicative Selling Price: \$475,000

for the meaning of this price see consumer.vic.gov.au/underquoting

Median Sale Price: * Not available

Property Type: House

Suburb: New Gisborne

Source: APM Pricefinder



Period from : 01/07/2019 to 31/06/2020

Address of Comparable Property Sales:	Price	Date of Sale
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The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

* Source Rpdata.com

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

This Statement of Information was prepared on: 07/09/2020

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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.