

# 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 or  
locality and postcode

383 Mount Gisborne Road, Gisborne Vic 3437

### Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$890,000 Property Type House Suburb Gisborne

Period - From 28/10/2020 to 27/10/2021 Source REIV

### 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
1	322 Millett Rd GISBORNE SOUTH 3437	\$1,600,000	17/03/2021
2	168 Benson Rd GISBORNE SOUTH 3437	\$1,575,000	13/06/2021
3	100 Couangalt Rd GISBORNE SOUTH 3437	\$1,312,000	17/07/2021

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:

28/10/2021 09:54

383 Mount Gisborne Road, Gisborne Vic 3437



3   2   3

**Rooms:** 6  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
28/10/2020 - 27/10/2021: \$890,000

## Comparable Properties



**322 Millett Rd GISBORNE SOUTH 3437**  
(REI/VG)

**Agent Comments**

4   3   3

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 17/03/2021  
**Property Type:** House  
**Land Size:** 41480.32 sqm approx



**168 Benson Rd GISBORNE SOUTH 3437**  
(REI/VG)

**Agent Comments**

3   2   -

**Price:** \$1,575,000  
**Method:** Private Sale  
**Date:** 13/06/2021  
**Property Type:** House  
**Land Size:** 47348.26 sqm approx



**100 Couangalt Rd GISBORNE SOUTH 3437**  
(REI/VG)

**Agent Comments**

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**Price:** \$1,312,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** Land  
**Land Size:** 40468.60 sqm approx

**Account** - Gisborne RE | P: 03 5428 8895 | F: 03 54 288864



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