

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 90A Station Road Gisborne VIC 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$440,000 & \$480,000

Median sale price

Median price \$790,000

Property type House

Suburb Gisborne

Period - From 1 January 2019

to

4 February 2020

Source Pricefinder

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

6/14-16 Rodney Street Gisborne VIC 3437

\$515,000

23 February 2019

3-4 Morrow Road Gisborne VIC 3437

\$440,000

15 April 2019

6/6-8 Rodney Street Gisborne VIC 3437

\$502,000

14 July 2019

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: 4 February 2020