

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

11 Francis Crescent, Gisborne

**Indicative selling price**

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

Single price

or range between

\$800,000

&

\$835,000

**Median sale price**

Median price

\$757,500

Property type

House

Suburb

Gisborne

Period - From

1/5/19

to

30/4/20

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

168 WILLOWBANK RD, GISBORNE

\$830,000

28/3/2020

13 CHILDE HAROLD RD, GISBORNE

\$840,000

13/2/2020

18 WIDDIS WAY, GISBORNE

\$815,000

15/11/2020

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:

18 May 2020