

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

Property offered for sale:

25 Vernon Close, New Gisborne, Vic, 3438

Indicative Selling Price: \$725,000

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

Median Sale Price: \$750,000

Property Type: House

Suburb: New Gisborne

Source: APM Pricefinder

Period from : 25/03/2019 to 25/03/2020



Address of Comparable Property Sales:	Price	Date of Sale
5 Vernon Close, New Gisborne	\$715,000	March '20
1 Carbine Court, New Gisborne	\$755,000	January '20
12 Mt Vista Close, New Gisborne	\$740,000	November '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: 25/03/2020

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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.