

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 and
postcode

12 HYPERNO COURT NEW GISBORNE VIC 3438

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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

New Gisborne

Period-from

01 Apr 2023

to

31 Mar 2024

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

27 CARINYA DRIVE GISBORNE VIC 3437

\$1,030,000

15-Dec-23

9 JACKSONS CREEK WAY GISBORNE VIC 3437

\$1,000,000

22-Nov-23

11 OLIVIA COURT GISBORNE VIC 3437

\$1,025,000

01-Nov-23

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.

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27 CARINYA DRIVE GISBORNE VIC 3437

Sold Price

\$1,030,000

Sold Date

15-Dec-23

 3  2  4

Distance

4.99km



9 JACKSONS CREEK WAY GISBORNE VIC 3437

Sold Price

\$1,000,000

Sold Date

22-Nov-23

 4  2  2

Distance

2.64km



11 OLIVIA COURT GISBORNE VIC 3437

Sold Price

\$1,025,000

Sold Date

01-Nov-23

 4  2  2

Distance

2.71km

RS = Recent sale

UN = Undisclosed Sale

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