

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 | 47 Magnet Lane, New Gisborne, VIC 3438 |

Indicative selling price

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

|             |             |   |             |
|-------------|-------------|---|-------------|
| Price Range | \$1,590,000 | & | \$1,695,000 |
|-------------|-------------|---|-------------|

Median sale price

|               |            |               |            |        |                     |
|---------------|------------|---------------|------------|--------|---------------------|
| Median price  | \$916,000  | Property Type | House      | Suburb | New Gisborne (3438) |
| Period - From | 01/09/2023 | to            | 30/09/2024 | Source | Corelogic           |

Comparable property sales

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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| This Statement of Information was prepared on: | 08/10/2024 |
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