

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 Mount Gisborne Road, Gisborne Vic 3437

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$562,000

Property Type Unit

Suburb Gisborne

Period - From 12/02/2024

to 11/02/2025

Source Property Data

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 eighteen 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
1	19 Lidderdale Dr GISBORNE 3437	\$555,000	25/06/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

12/02/2025 13:25



Property Type: Land
Land Size: 905 sqm approx
Agent Comments

Indicative Selling Price
\$590,000
Median Unit Price
12/02/2024 - 11/02/2025: \$562,000

Comparable Properties



19 Lidderdale Dr GISBORNE 3437 (VG)

Agent Comments



Price: \$555,000
Method: Sale
Date: 25/06/2024
Property Type: Land
Land Size: 842 sqm approx

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 eighteen months.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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