

# 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 2 Miles Street, Gisborne, VIC 3437

### Indicative selling price

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

Single Price \$535,000

### Median sale price

Median price \$545,000 Property Type Vacant Land Suburb Gisborne (3437)

Period - From 01/10/2021 to 30/09/2022 Source Corelogic

### Comparable property sales

A These are two 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
11 MONTVUE COURT, GISBORNE VIC 3437	\$559,000	24/01/2022
98 WILLOWBANK ROAD, GISBORNE VIC 3437	\$627,000	14/04/2022

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: 18/10/2022