



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

3/35 Prince Street, Gisborne Vic 3437

Indicative selling price

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

Range between \$395,000

&

\$410,000

Median sale price*

Median price \$465,000

House

Unit

X

Suburb or locality Gisborne

Period - From 01/04/2017

to

16/04/2018

Source REA

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 Unit 3/4 Morrow Rd GISBORNE 3437	\$440,000	15/04/2018
2 2/64 Sheedy Rd GISBORNE 3437	\$436,000	04/12/2017
3 1/36 Goode St GISBORNE 3437	\$394,500	02/12/2017

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.~~