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

5 Panorama Drive Gisborne VIC 3437

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	\$950,000	&	\$999,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$757,500	Prope	erty type House		Suburb	Gisborne	
Period-from	01 Jun 2019	to	31 May 2	2020	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	
22 Rubiton Court Gisborne VIC 3437	\$1,075,000	20-Jan-19	
12 Duggan Road Gisborne VIC 3437	\$1,120,000	15-Aug-19	
83 McGeorge Road Gisborne South VIC 3437	\$925,000	03-Feb-20	

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.

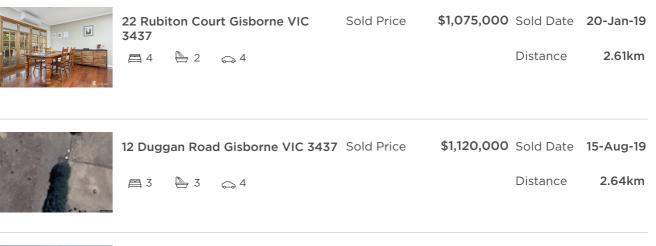
This Statement of Information was prepared on: 11 June 2020



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 83 McGeorge Road Gisborne South
 Sold Price
 \$925,000
 Sold Date
 03-Feb-20

 VIC 3437
 □ 3
 □ 1
 □ 2
 Distance
 3.49km

RS = Recent sale UN = Undisclosed Sale

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