

STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

9/96 Station Road, Gisborne Vic 3437

Indicative Selling Price: \$620,000

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

Median Sale Price: \$550,000

Property Type: Unit

Suburb: Gisborne

Source: APM Pricefinder

Period from : 01/11/2019 to 31/10/2020



Address of Comparable Property Sales:	Price	Date of Sale
8/96 Station Road, Gisborne	\$615,000	Nov-20
13/75 Hamilton Street, Gisborne	\$632,500	May-20
1/3 Morrow Road, Gisborne	\$600,000	Jun-20

This Statement of Information was prepared on: 10/02/2021

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Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.

Potential purchasers to complete appropriate due diligence and verify all information.

Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.