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	2 Kiwi Court, New Gisborne Vic 3438
Including suburb or locality and postcode	

Indicative selling price

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

Single price | $735,000

Median sale price

Median price	$737,500	Property Type	House	Suburb	New Gisborne
Period - From	08/02/2020	to 07/02/2021		Source	REIV

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
1	1 Arwon Ct NEW GISBORNE 3438	$940,000	21/11/2019
2	4 Thom St NEW GISBORNE 3438	$730,000	26/01/2021
3	2 Rimfire Ct NEW GISBORNE 3438	$723,000	19/11/2020

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: | 08/02/2021 11:30

CONSUMER AFFAIRS VICTORIA

GISBORNE
Real Estate
MACEDON RANGES
Real Estate

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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$735,000
Median House Price
08/02/2020 - 07/02/2021: $737,500

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Comparable Properties

1 Arwon Ct NEW GISBORNE 3438 (VG)

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Price: $940,000
Method: Sale
Date: 21/11/2019
Property Type: House (Res)
Land Size: 1300 sqm approx

Agent Comments

4 Thom St NEW GISBORNE 3438 (REI)

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Price: $730,000
Method: Private Sale
Date: 26/01/2021
Property Type: House
Land Size: 784 sqm approx

Agent Comments

2 Rimfire Ct NEW GISBORNE 3438 (REI/VG)

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Price: $723,000
Method: Private Sale
Date: 19/11/2020
Property Type: House (Res)
Land Size: 1000 sqm approx

Agent Comments

Account - Gisborne RE | P: 03 5428 8895 | F: 03 54 288864

REIV   propertydata.com.au