

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

4 SANSOM STREET 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

\$699,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,004,000

Property type

House

Suburb

Gisborne

Period-from

01 Dec 2021

to

30 Nov 2022

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

1 RAILTON COURT GISBORNE VIC 3437	806000	27-May-22
13 KEILY ROAD GISBORNE VIC 3437	867500	15-Jul-22
11 GRANT AVENUE GISBORNE VIC 3437	750000	23-Jun-22

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: 07 December 2022


**1 RAILTON COURT GISBORNE VIC
3437**

Sold Price

806000

Sold Date

27-May-22
 4
 3
 2

Distance

0.26km

**13 KEILY ROAD GISBORNE VIC
3437**

Sold Price

867500

Sold Date

15-Jul-22
 4
 3
 2

Distance

0.31km

**11 GRANT AVENUE GISBORNE VIC
3437**

Sold Price

750000

Sold Date

23-Jun-22
 4
 2
 1

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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