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

35 Mulgutherie Way 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	\$1,080,000	&	\$1,140,000					
Median sale price									
(*Delete house or unit as applicable)									

Median Price	\$762,500	Prope	operty type House		Suburb	Gisborne	
Period-from	01 Oct 2018	to	30 Sep 2	2019	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	
5 Harvard Court Gisborne VIC 3437	\$1,160,000	22-Nov-18	
21 Mulgutherie Way Gisborne VIC 3437	\$1,000,000	06-Jul-19	
4 Aeronca Place Gisborne VIC 3437	\$1,050,000	29-May-18	

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: 09 October 2019



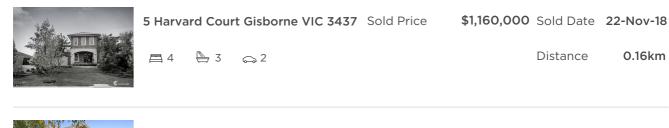
consumer.vic.gov.au



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0.16km





21 Mulgutherie Way Gisborne VIC 3437			Sold Price	\$1,000,000 Sold Dat	e 06-Jul-19
	2	Ģ ²		Distance	0.19km



4 Aeror	nca Plac	e Gisborne VIC 3437	Sold Price	\$1,050,000	Sold Date	29-May-18
酉 4	2	⇔ ²			Distance	0.34km

RS = Recent sale UN = Undisclosed Sale

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