

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2 COLEMAN COURT, NEW GISBORNE, VIC 3438

Indicative selling price

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

Price Range: \$690,000 to \$725,000

Median sale price

Median price \$637,500

House ☒

Unit ☐

Suburb NEW GISBORNE

Period 01 October 2016 to 30 September 2017

Source pricefinder

Comparable property sales

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
6 COLWYN CRT, NEW GISBORNE, VIC 3438	\$642,500	12/10/2017
28 DALRAY CRES, NEW GISBORNE, VIC 3438	*\$690,000	02/09/2017
6 COLEMAN CRT, NEW GISBORNE, VIC 3438	\$650,000	06/05/2017