

## 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 or  
locality and postcode

20 Coleman Court, New Gisborne Vic 3438

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$799,000

#### Median sale price

Median price \$738,750 House ☒ Unit ☐ Suburb or locality New Gisborne

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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	14 Galilee Ct NEW GISBORNE 3438	\$840,000	20/11/2018
2	9 Kensei Ct NEW GISBORNE 3438	\$790,000	28/11/2018
3	5 Galilee Ct NEW GISBORNE 3438	\$790,000	19/04/2018

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 eighteen months.



 5    -    2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 890 sqm approx

Agent Comments

**Indicative Selling Price**

\$799,000

**Median House Price**

Year ending September 2018: \$738,750

## Comparable Properties



**14 Galilee Ct NEW GISBORNE 3438 (REI)**

Agent Comments

 4    2    2

**Price:** \$840,000

**Method:** Private Sale

**Date:** 20/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1500 sqm approx

**9 Kensei Ct NEW GISBORNE 3438 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$790,000

**Method:** Private Sale

**Date:** 28/11/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1100 sqm approx



**5 Galilee Ct NEW GISBORNE 3438 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$790,000

**Method:** Private Sale

**Date:** 19/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 850 sqm approx