

#### 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	20 Coleman Court, New Gisborne Vic 3438
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$799,000

#### Median sale price

Median price	\$738,750	Hou	se X	Unit		Suburb or locality	New Gisborne
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

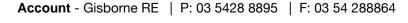
#### Comparable property sales (\*Delete A or B below as applicable)

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.







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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)







Price: \$840,000 Method: Private Sale Date: 20/11/2018

Rooms: -

Property Type: House Land Size: 1500 sqm approx Agent Comments

9 Kensei Ct NEW GISBORNE 3438 (REI/VG)

4







Price: \$790,000 Method: Private Sale Date: 28/11/2018

Rooms: -

Property Type: House Land Size: 1100 sqm approx **Agent Comments** 

5 Galilee Ct NEW GISBORNE 3438 (REI/VG)

**=** 3





**Agent Comments** 

Price: \$790,000 Method: Private Sale Date: 19/04/2018

Rooms: -

Property Type: House (Res) Land Size: 850 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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