

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

Lot 1539 - 39 Willowbank Road, Gisborne, 3437

Indicative selling price

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

Single price \$ 412,000 or range between &

Median sale price

Median price \$ 442,000 Property type Vacant Land Suburb Gisborne

Period - From 31/07/2022 to 1/09/2022 Source Oliver Hume

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
1 Lot 1534 - Tullamore Street, Gisborne, 3437	\$ 412,000	2/08/2022
2 Lot 1533 - Tullamore Street, Gisborne, 3437	\$ 412,000	2/08/2022
3 Lot 1440 - Leahy Circuit, Gisborne, 3437	\$ 411,000	26/05/2022

This Statement of Information was prepared on: 01 Dec 2022