

## STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

**Lot 2 & 4, 67b Fersfield Road, Gisborne Vic 3437**

Indicative Selling Price: \$372,000 - \$384,000

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

Median Sale Price: \$437,500

Property Type: Land

Suburb: Gisborne

Source: APM Pricefinder

Period from : 01/07/2019 to 30/06/2020

Address of Comparable Property Sales:	Price	Date of Sale
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**LOT 2 - 808 SQM (APPROX.)**  
**\$384,000**

**LOT 4 - 765 SQM (APPROX.)**  
**\$372,000**

Please note: All measurements and dimensions are approximate only and subject to change without notice



The agent reasonably believes that fewer than three comparable properties  
have been sold during the prescribed period

*This Statement of Information was prepared on: 27/07/2020*

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*Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.*

*Potential purchasers to complete appropriate due diligence and verify all information.*

*Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.*