

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 and
postcode

13-15 Francis Crescent Gisborne VIC 3437

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

Suburb

Gisborne

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 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 Belcher Way Gisborne VIC 3437	\$900,000	23-Nov-19
28 Vancleve Crescent Gisborne VIC 3437	\$895,000	11-Dec-19
111 Willowbank Road Gisborne VIC 3437	\$850,000	15-Jun-19

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 18 months.~~

This Statement of Information was prepared on: 13 May 2020



6 Belcher Way Gisborne VIC 3437

Sold Price

\$900,000

Sold Date

23-Nov-19

4 2 2

Distance

0.36km



28 Vancleve Crescent Gisborne VIC 3437

Sold Price

\$895,000

Sold Date

11-Dec-19

4 2 3

Distance

0.6km



111 Willowbank Road Gisborne VIC 3437

Sold Price

\$850,000

Sold Date

15-Jun-19

4 2 2

Distance

0.11km



32 Parkview Street Gisborne VIC 3437

Sold Price

\$1,040,000

Sold Date

16-Oct-19

3 2 2

Distance

0.28km



2 Pontvale Close Gisborne VIC 3437

Sold Price

\$880,000

Sold Date

28-Nov-19

4 2 2

Distance

0.31km



8 Freeman Court Gisborne VIC 3437

Sold Price

\$1,095,000

Sold Date

29-Jan-20

4 2 2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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18 Widdis Way Gisborne VIC 3437

Sold Price

\$815,000

Sold Date

15-Nov-19

4 2 2

Distance

0.51km



3 McKernan Place Gisborne VIC 3437

Sold Price

\$810,000

Sold Date

15-Jun-19

3 2 2

Distance

0.51km



22 Hurst Drive New Gisborne VIC 3438

Sold Price

\$1,050,000

Sold Date

04-May-18

2 2 2

Distance

4.79km

RS = Recent sale

UN = Undisclosed Sale

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