

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

25 Howey Street 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

\$560,000

or range between

\$*

&

\$

Median sale price

Median price

\$757,250

Property type

House

Suburb

Gisborne

Period - From

1 Aug 2019

to

31 Jul 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
29 Keily Road Gisborne VIC 3437	\$627,000	16-Jul-20
80 Sheedy Road Gisborne VIC 3437	\$560,000	29-Feb-20
81 Howey Street Gisborne VIC 3437	\$655,000	12-Dec-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: 21-Aug-20