

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 60 Dalton Street, Gisborne, VIC 3437

Indicative selling price

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

Price Range \$1,796,000 & \$1,985,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Gisborne (3437)

Period - From 01/09/2022 to 01/09/2023 Source REIV

Comparable property sales

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
90 DALTON STREET, GISBORNE VIC 3437	\$1,947,000	09/01/2023
8 GREEN GULLY CLOSE, GISBORNE VIC 3437	\$1,980,000	04/12/2023
6 GREEN GULLY CLOSE, GISBORNE VIC 3437	\$2,085,000	24/01/2022

This Statement of Information was prepared on: 17/11/2023