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

4 Green Gully Close 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	\$1,250,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$807,500	Prope	berty type House		Suburb	Gisborne	
Period-from	01 Nov 2019	to	31 Oct 2	2020	Source	ce 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	
34 Dalton Street Gisborne VIC 3437	\$1,008,000	16-Aug-20	
35 Dumbarton Way Gisborne VIC 3437	\$1,425,000	25-Sep-20	
3 Mulgutherie Way Gisborne VIC 3437	\$907,500	28-May-20	

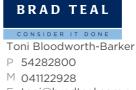
OR

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: 18 November 2020



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3 Mulgutherie Way Gisborne VIC 3437		Sold Price	\$907,500	Sold Date	28-May-20	
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RS = Recent sale UN = Undisclosed Sale

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