

## 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

49 Dalton Street Gisborne VIC 3437

### Indicative selling price

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

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Land

Suburb

Gisborne

Period-from

01 Dec 2019

to

30 Nov 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

7 Dalton Street Gisborne VIC 3437	\$1,310,000	01-Aug-20
6 Charles Court Gisborne VIC 3437	\$1,375,000	04-Jul-20
6 Kennington Rise Gisborne VIC 3437	\$1,150,000	18-Sep-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: 15 December 2020



**7 Dalton Street Gisborne VIC 3437** Sold Price **\$1,310,000** Sold Date **01-Aug-20**

3 2 6

Distance **0.25km**



**6 Charles Court Gisborne VIC 3437** Sold Price **\$1,375,000** Sold Date **04-Jul-20**

5 3 2

Distance **0.52km**



**6 Kennington Rise Gisborne VIC 3437** Sold Price **\$1,150,000** Sold Date **18-Sep-20**

5 3 3

Distance **0.81km**



**34 Dalton Street Gisborne VIC 3437** Sold Price **\$1,008,000** Sold Date **16-Aug-20**

4 2 6

Distance **0.23km**



**6 Daly Street Gisborne VIC 3437** Sold Price <sup>RS</sup> **\$861,500** Sold Date **07-Aug-20**

3 2 2

Distance **0.71km**



**39-41 Carinya Drive Gisborne VIC 3437** Sold Price **\$1,140,000** Sold Date **02-Oct-20**

5 2 4

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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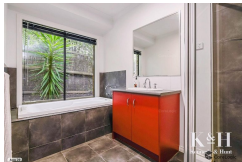


#### 4 Kennington Rise Gisborne VIC 3437

4 2 2

Sold Price **\$1,025,000** Sold Date **18-Jun-20**

Distance **0.78km**



#### 23 Carinya Drive Gisborne VIC 3437

4 2 4

Sold Price **\$840,000** Sold Date **24-Sep-20**

Distance **0.89km**



#### 153 Aitken Street Gisborne VIC 3437

4 2 2

Sold Price **\$770,000** Sold Date **26-Aug-20**

Distance **0.9km**



#### 169 Willowbank Road Gisborne VIC 3437

- - 2

Sold Price **\$400,000** Sold Date **23-Jul-20**

Distance **0.91km**

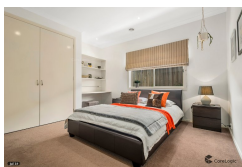


#### 35 Dumbarton Way Gisborne VIC 3437

4 4 3

Sold Price <sup>RS</sup> **\$1,425,000** Sold Date **25-Sep-20**

Distance **0.93km**



#### 7 Pearce Court Gisborne VIC 3437

4 2 3

Sold Price **\$1,100,000** Sold Date **13-Oct-20**

Distance **0.94km**

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### 26 Alcheringa Court Gisborne VIC 3437

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **11-Dec-20**

4 2 2

Distance **0.97km**



### 1 Dumbarton Way Gisborne VIC 3437

Sold Price <sup>RS</sup> **\$1,028,000** Sold Date **10-Nov-20**

5 2 3

Distance **1.06km**



### 15 Widdis Way Gisborne VIC 3437

Sold Price <sup>RS</sup> **\$910,000** Sold Date **12-Nov-20**

4 2 2

Distance **1.06km**



### 5 Carinya Drive Gisborne VIC 3437

Sold Price **\$400,000** Sold Date **16-Jul-20**

4 2 4

Distance **1.06km**

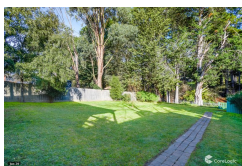


### 33 Stephen Street Gisborne VIC 3437

Sold Price - Sold Date **11-Aug-20**

4 3 2

Distance **1.13km**



### 10 Oakley Court Gisborne VIC 3437

Sold Price **\$630,000** Sold Date **03-Jul-20**

3 2 2

Distance **1.21km**

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### 20 Pindara Place Gisborne VIC 3437

Sold Price **\$1,200,000** Sold Date **28-Jul-20**

3 2 3

Distance **1.24km**



### 5 Pindara Place Gisborne VIC 3437

Sold Price <sup>RS</sup> **\$890,000** Sold Date **01-Dec-20**

4 2 2

Distance **1.26km**

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